

Steiger
& Cie

Sotheby's
INTERNATIONAL REALTY

ANZÈRE



Luxury MINERGIE chalet available for sale to
foreigners

CHF 2'950'000.-

Sale to non-Swiss residents/nationals: Yes

Steiger&Cie Verbier SA
Rue de la Poste 11
CH-1936 Verbier
+41 27 771 81 71
verbier@steigeracie.ch

Steiger&Cie Crans-Montana SA
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SITUATION AND DESCRIPTION

EXCEPTIONAL FOR SALE - SECONDARY RESIDENCE
AUTHORIZEDNested in a green setting in the heart of the Valaisan Alps, we offer you this magnificent luxury chalet, Minergie-labeled.Situated at an altitude of 1500m, with its ski area of over 60 kilometers of slopes suitable for all levels, its many hiking trails, its wellness center and its many activities summer and winter, the village of Anzère is an ideal destination. The ski pass is included in the " Magic Pass ", giving you access to 80 ski areas in Switzerland as well as neighboring France and Italy.Located in a quiet residential area less than 10 minutes' walk from the resort center, this property offers 180 unobstructed views of the Alpine chain as well as optimal sunshine from the first rays of morning to the magnificent sunsets over the mountains.In addition to its technical quality and meticulous finishes, particularly spacious volumes and 250 m2 of terraces, complemented by two flat south-facing gardens, this chalet, built in 2017,

benefits from a building permit issued before the restrictions imposed by the entry into force of the Les Weber law governing the construction of new second homes.This property represents an exceptional opportunity to acquire a recent chalet as well as a second home.A favorite for lovers of space and breathtaking views!

SURFACES

Living area	~ 242 m ²
Surface of parcel	~ 911 m ²
Useful surface	~ 600 m ²
Volume	~ 2340 cbm

CARACTERISTICS

Number of flats	1
Number of floors	4
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	5
Number of balcony	2
Number of terraces	1
Year of construction	2017
Heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Altitude	1500 m

DISTRIBUTION

Ground floor

- Garage for 4 cars- Garage for quads/motorbikes - Ski room - Bike/storage room- Available space- Technical/boiler room - Interior staircase- Elevator

1st floor

- Office area with lounge and access to south-facing balcony- Guest suite with bathroom and access to south-facing balcony- Fitness area- Wellness area with sauna, shower, cold bath, connection for indoor Jacuzzi and relaxation room with breathtaking view and access to south-facing balcony- Laundry room - Storage room- Elevator- Large south-facing terrace

2nd floor

- Entrance hall with built-in storage- Elevator- Guest toilet- Open-plan kitchen- Dining area- Living room- Library area with fireplace- Large south-facing balcony- Two flat gardens facing South/East and South/West- Covered terrace with open fire/barbecue, facing south and west

3rd floor

- 4 bedrooms- 3 bathrooms- South-facing balcony- South/west-facing terrace with access to garden



OUTSIDE CONVENIENCES

- Two flat gardens facing South/East and South/West- Covered terrace with barbecue facing South/West- Two large balconies facing South- North-facing terrace- Planted rockery and rock walls- 2 outdoor parking spaces

NEIGHBOURHOOD

- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Public swimming pool
- Ski resort
- Cross-country ski trail
- Hiking trails
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Garage
- Sauna
- Barbecue-chimney

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Cellar

- Bicycle storage
- Ski storage
- Storeroom
- Sauna
- Spa
- Craft room
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Electric blind
- Central vacuum
- Outdoor lighting
- Home automation

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Mountains
- Alps

STANDARD

- Minergie®

FINANCIAL DATA

Price**CHF 2'950'000.-****Availability**

immediately

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Bathroom

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Wellness & Sauna

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Garage

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East View



West View

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