

**OMNIA**  
IMMOBILIER

For sale Ref. 1391196

**Ski in, Ski out, Les Esserts,  
stunning views!!!  
Verbier**

Apartment 2.5 rooms

**CHF 1'300'000.-**



## DESCRIPTION

Omnia Immobilier Verbier has the pleasure to present this lovely apartment with the famous elevated Verbier views of the Combins through to Savoleyres. Virtually ski in ski out with the piste only 50 metres distant, enjoy the calm and convenience in one.

This is a clean and well maintained property in a small PPE with very reasonable charges :

Set on the first floor of the building :

- Large bedroom with built in cupboards
- Generous bathroom
- Galley style kitchen
- Dining space
- Living room with fireplace (conforming)
- Large balcony with fabulous and uninterrupted 180 degree views

In complement

- Private parking place
- Large cellar
- Ski locker
- Communal garden of over 500 m2, south facing, flat and sunny
- Communal laundry with Miele equipment



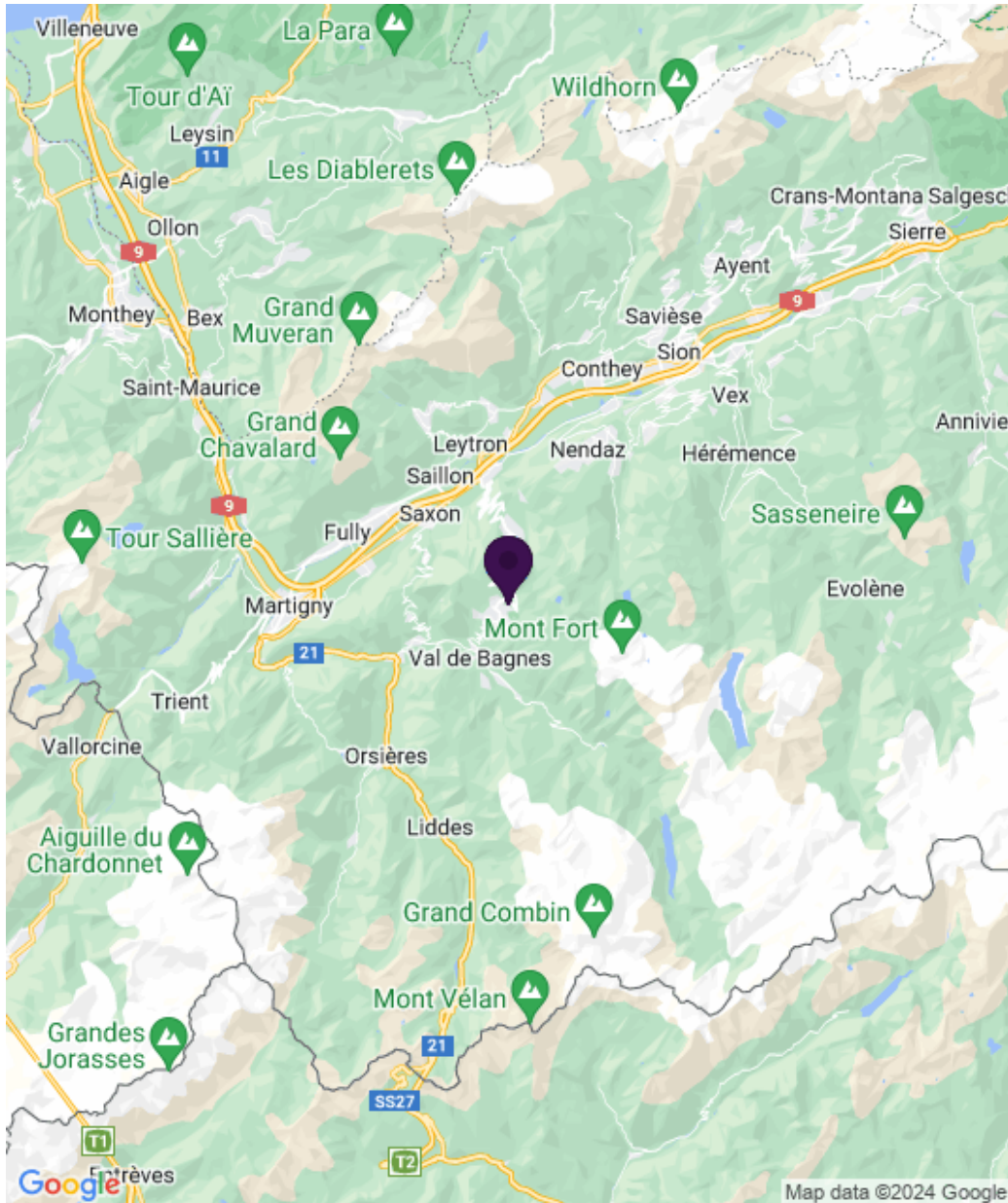


## DESCRIPTION

Available to our Swiss and international clientele immediately as a primary or secondary residence, don't hesitate to secure your home in the 2022 winner of the World's best ski resort!

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## Location

As well as its famous winter sports facilities, Verbier also offers a range of summer sporting activities, making it a year-round destination. During the summer months, the mountains and valleys around Verbier transform into a paradise for outdoor enthusiasts, offering a wide range of activities such as hiking, mountain biking, climbing, paragliding and golf .

For those who prefer a more leisurely pace, Verbier also has a vibrant cultural scene with a range of festivals and events throughout the year. From music festivals to art exhibitions, there's always something to see and do in the city.

Verbier is also home to several international schools, making it an ideal location for families with children. The city's excellent education system attracts families from around the world, providing a diverse and multicultural community.

Accessibility is another important advantage of living in Verbier. The city is located just two hours from Geneva International Airport, making travel to other parts of Europe and the world easy. The city's infrastructure is also well developed, with excellent public transport links and well-maintained roads.

Overall, Verbier's excellent year-round sporting facilities, combined with its natural beauty, cultural offerings and international schools, make it an ideal place to live for those who want to enjoy an active and active lifestyle. High quality.

<https://www.verbier.ch/hiver/>

<https://www.verbier.ch/ete/>



## Technical data

Sales price (CHF)	1'300'000.-
Monthly maintenance charges	300.-
View	<b>Open, Panoramic, Mountains</b>
Sale to foreigners	<b>Yes</b>
Sold as second residence	<b>available</b>
Number of rooms	<b>2.5</b>
Number of bedrooms	<b>1</b>
Number of bathrooms	<b>1</b>
Living surface (m2)	<b>52</b>
Balcony surface (m2)	<b>10</b>
Surface (m2)	<b>52</b>
Year built	<b>1978</b>
Outside parking spaces	<b>1</b>
Floor	<b>2 / 3</b>

Oil heating, new boiler and burner, individual meter.

Cellar

Ski locker

Common laundry room (included in charges)

## Amenities

Ski slope 50 m

Restaurant 200 m

Shuttle 150 m

Supermarket 1 km

Railway station 10 km

Schools from 400 m





## Outside

Good condition

## Works

Renovation Fund approx. CHF 34,000 (2023)

Roof replaced

Exteriors redone

New heating system, with possibility to connect to distance heating

## Remarks

Charges include heating, hot water and renovation funds

## Contact

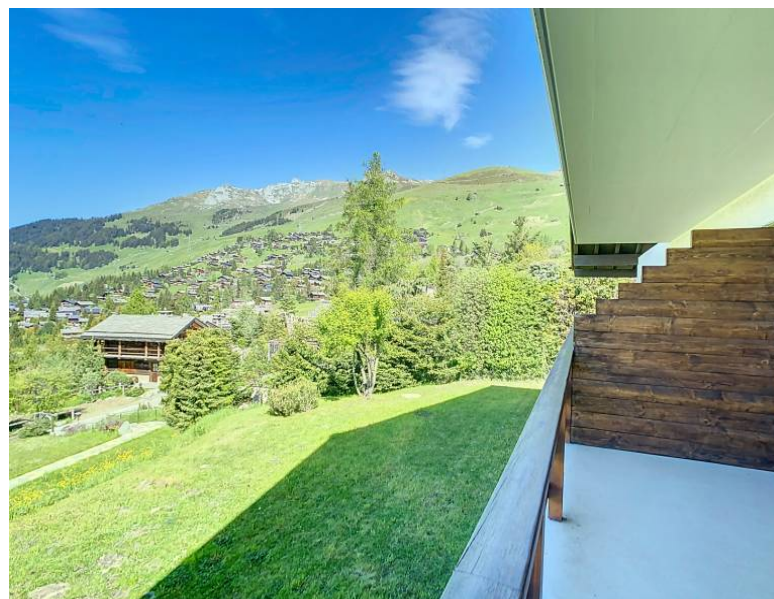
Dave Elliott

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# Réalisons ensemble votre rêve immobilier

## Nos Services

### Courtage

- Estimer votre bien à la valeur juste du marché
- Promouvoir votre bien sur les meilleurs supports
- Aboutir à une transaction dans les meilleurs délais et aux meilleures conditions

### Promotion

- L'étude de marché et l'analyse du site et de la faisabilité
- La due-diligence préliminaire et l'acquisition de la parcelle
- L'obtention des autorisations, le financement et la construction

### Gérance & PPE

- Stratégie locative (mise en valeur et marketing)
- Gestion technique, financière et locative
- Maintenance et administration de l'immeuble

Estimation gratuite  
et sans engagement



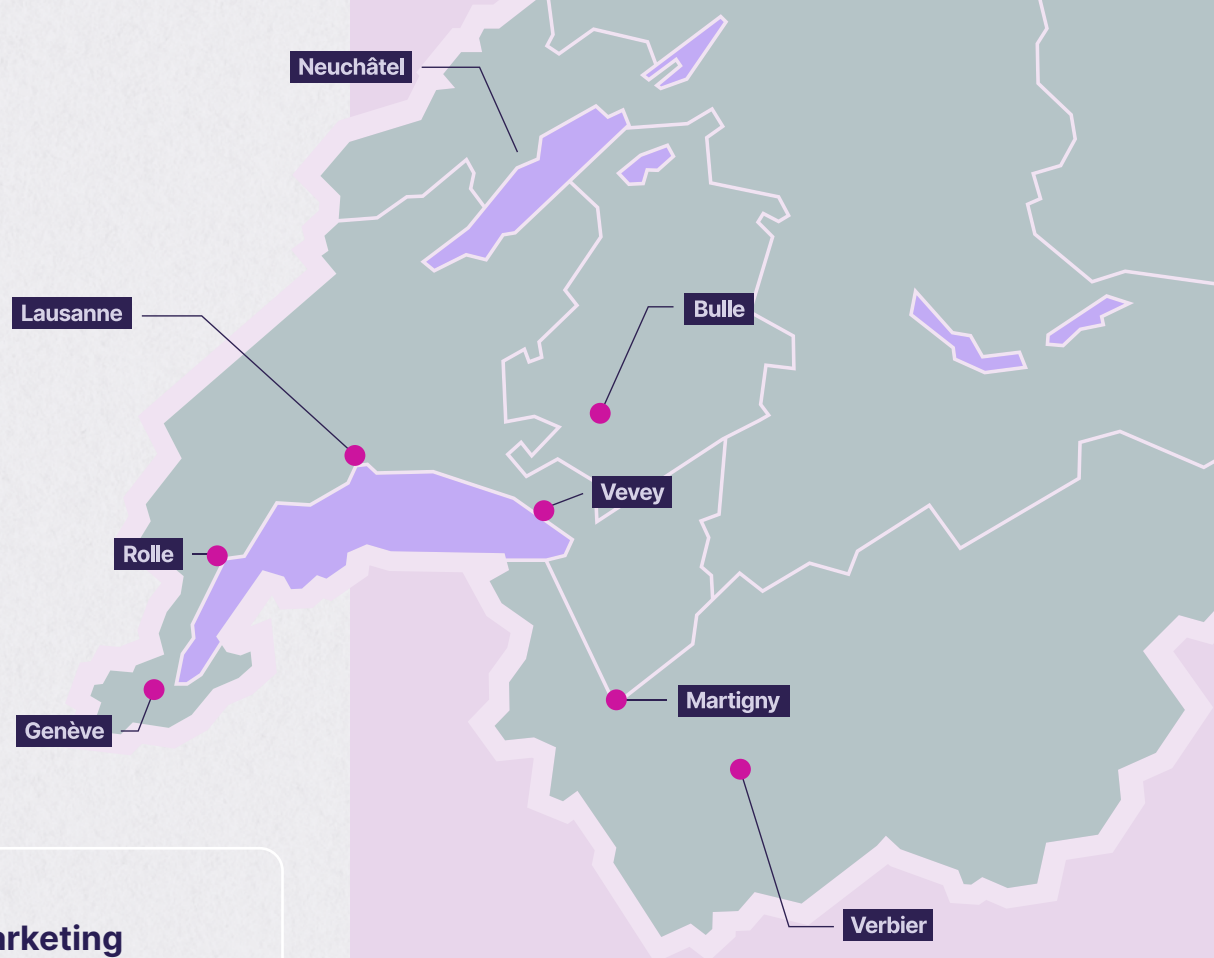
### Estimation

- Un devoir de diligence
- Estimer votre bien à la valeur la plus juste
- Utiliser les outils adéquats aux différents types de biens et les méthodes suisses approuvées

[www.service.omnia.ch/estimation-immobiliere-gratuite](http://www.service.omnia.ch/estimation-immobiliere-gratuite)

### Marketing

Un marketing et une communication 360°. La mise en place d'une stratégie marketing est une étape primordiale dans tout projet immobilier.



## Nos agences

Au plus près de nos clients et partenaires, OMNIA immobilier vous accueille dans ses 8 agences en Suisse romande : au cœur de Genève, Lausanne, Rolle, Neuchâtel, Vevey, Bulle, Martigny et Verbier.