



OMNIA
IMMOBILIER

For sale Ref. 1041803

Last opportunity!!!!

La Tzoumaz

Chalet 5.5 rooms

CHF 3'300'000.-



DESCRIPTION

The final chalet in this small luxury development is waiting for your love, care and finish that you may swiftly enjoy all the benefits of the 4 Valleys domain all year around!

With a comfortable 180 m2 of habitable space, (267 m2 useful) this is a perfect family home.

Set in the "Chalet Zone" of the station, neighbours are well spread that your views, garden and outdoor spaces are truly your own.

Built of traditional materials, this is an authentic Alpine feel with modern standards of heating and insulation, equipments and light that one expects in such a chalet.

The configuration of the chalet :

Lower ground :

- Entry with cupboarding
- 2 bedrooms (1 en-suite)
- Second bathroom
- Laundry
- Technical room
- Garage with entry to main house
- Ski room



DESCRIPTION

Main floor :

Open, fully equipped kitchen

Dining area

Living room (with possibility of fireplace or stove)

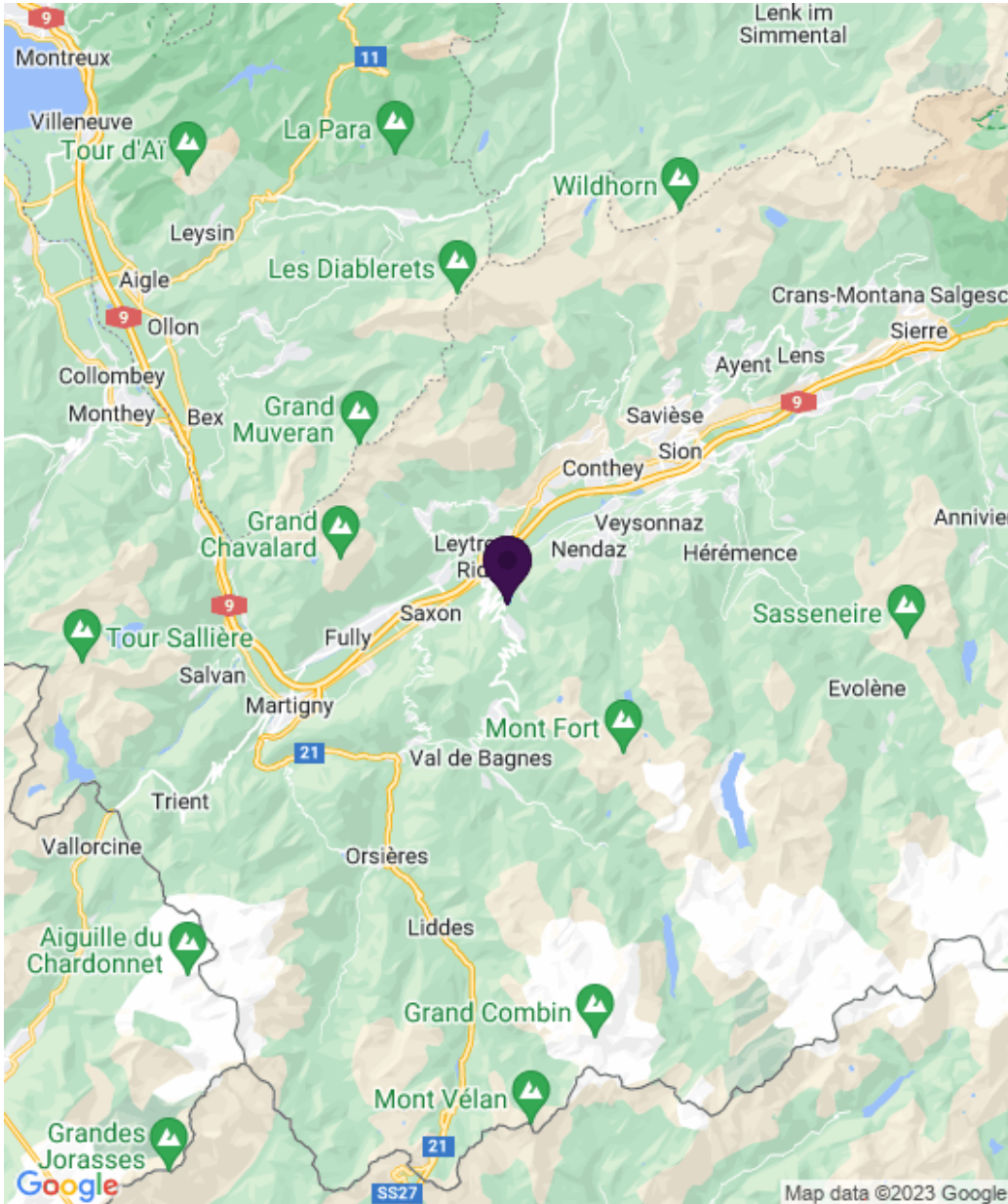
Large, covered, wraparound terrace with jacuzzi

Guest WC

Upper floor :

2 bedrooms, both en-suite and giving onto balcony with stunning valley views

This chalet is possibly the last new construction in La Tzoumaz available as a primary or secondary residence for Swiss and international acquirers without restriction.



Location

Nestled in the picturesque village of La Tzoumaz, also known as Mayens de Riddes, this property offers a unique opportunity to immerse yourself in the heart of the Swiss Alps. Situated within the renowned 4 Valleys ski area, residents will have access to an extensive network of ski slopes, catering to all skill levels.

The area's snow-sure reputation ensures a long and enjoyable winter season, while the warmer months present a myriad of outdoor activities such as hiking and mountain biking amidst stunning Alpine landscapes. The property boasts exceptional views over the majestic Bernese Alps, providing a breathtaking backdrop for your new home.

In terms of accessibility, La Tzoumaz is conveniently located close to Sion, Lausanne, and Geneva. Sion is just a short drive away, offering various amenities including shopping centres, restaurants and healthcare facilities. Lausanne and Geneva are also easily reachable via car or public transport for those seeking a vibrant city experience or international connections.

The local community is welcoming and well-organised with various events throughout the year. Nearby amenities include grocery stores, schools and sports facilities ensuring all daily needs are met. This area truly presents an idyllic setting for both families and individuals seeking a perfect blend of peaceful Alpine living with easy access to urban conveniences.

This description is not contractual. The informations are as an indication. This file and ist content should not be transmitted to third people.

Technical data

Sales price (CHF)	3'300'000.-
View	Open, Panoramic
Sale to foreigners	Yes
Sold as second residence	available
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	4
Living surface (m2)	180
Usable surface (m2)	267
Year built	2023
Garage	1
Outside parking spaces	2
Condition	New
Type	Chalet
Surface area of land	602
Volume (m3)	930

Contact

Dave Elliott

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Email. dave.elliott@omnia.ch

Notre envie est de vous accompagner dans la réalisation de 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



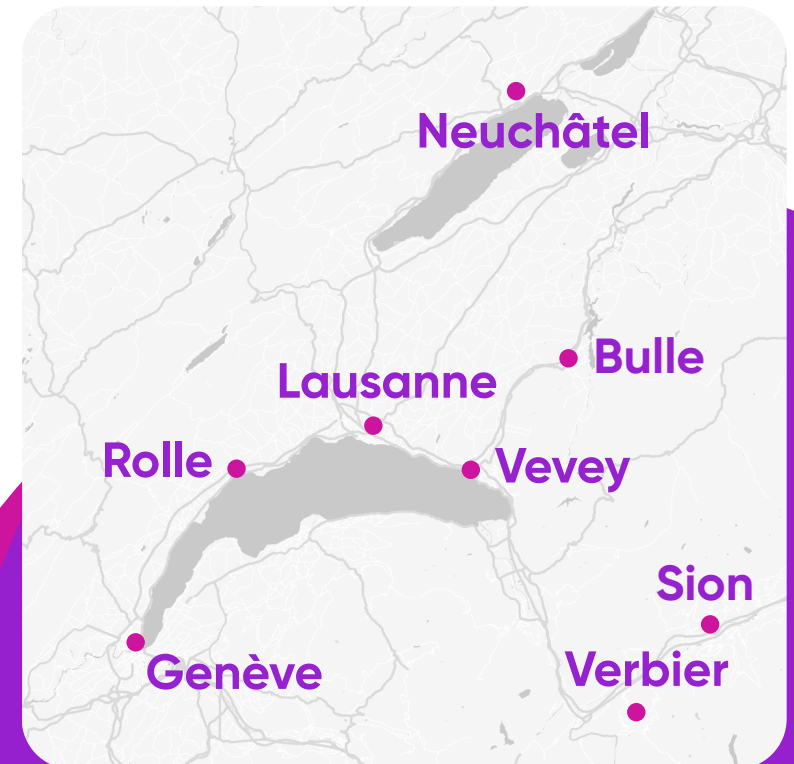
Estimation

- 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

Nos Agences

Nos agences réparties sur toute la suisse romande



COMMUNE DE RIDDES

PLAN CADASTRAL, FEUILLE 29

PROPRIETE DE (MUTATIONS N° 3144-3145 ET 3146 EN COURS)

PARCELLE N° 3564-9766-9885-9886-9887-9888-9889-9890

ZONE : DIFFEREES DE PETITS CHALETS
DENSITE: 0.2

COORDONNEES CARTOGRAPHIQUES DE L'OUVRAGE PROJETE = Y = 2 584 125
X = 1 111 330

PLAN D'ENQUETE

BUREAU TECHNIQUE
S. BESSERO SA
1926 FULLY

RIDDÉS, LE 28.01.2009

LE PROPRIETAIRE

L'AUTEUR DU PROJET

SCEAU MUNICIPAL

Le Belochet

6918
Etat du Valais

9761
Crettaz Pierrette de Denis
épse de Vouillamoz Vital

3564
1621m²

3557
Crettenand Modeste
de Robert

9885
977m²

9888
930m²

9886
602m²

9776
1554m²

9887
975m²

9889
976m²

9890
843m²

8304
Commne de Riddes

4603
Gillioz Gérard d'Alphonse

4620
Fort Elisabeth de Louis
épse de Maret Didier

1:500

1 111 450

1 111 350

1 111 300

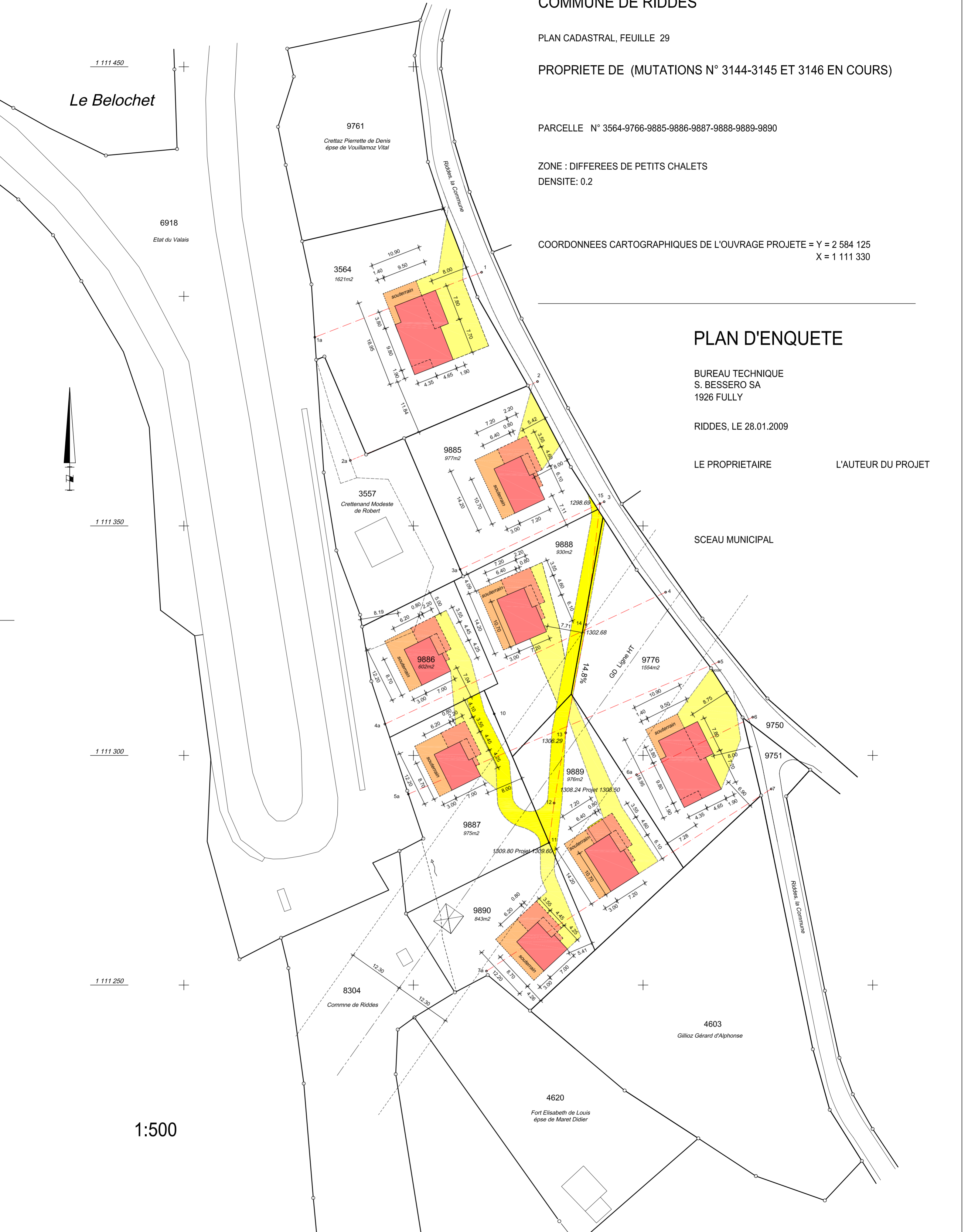
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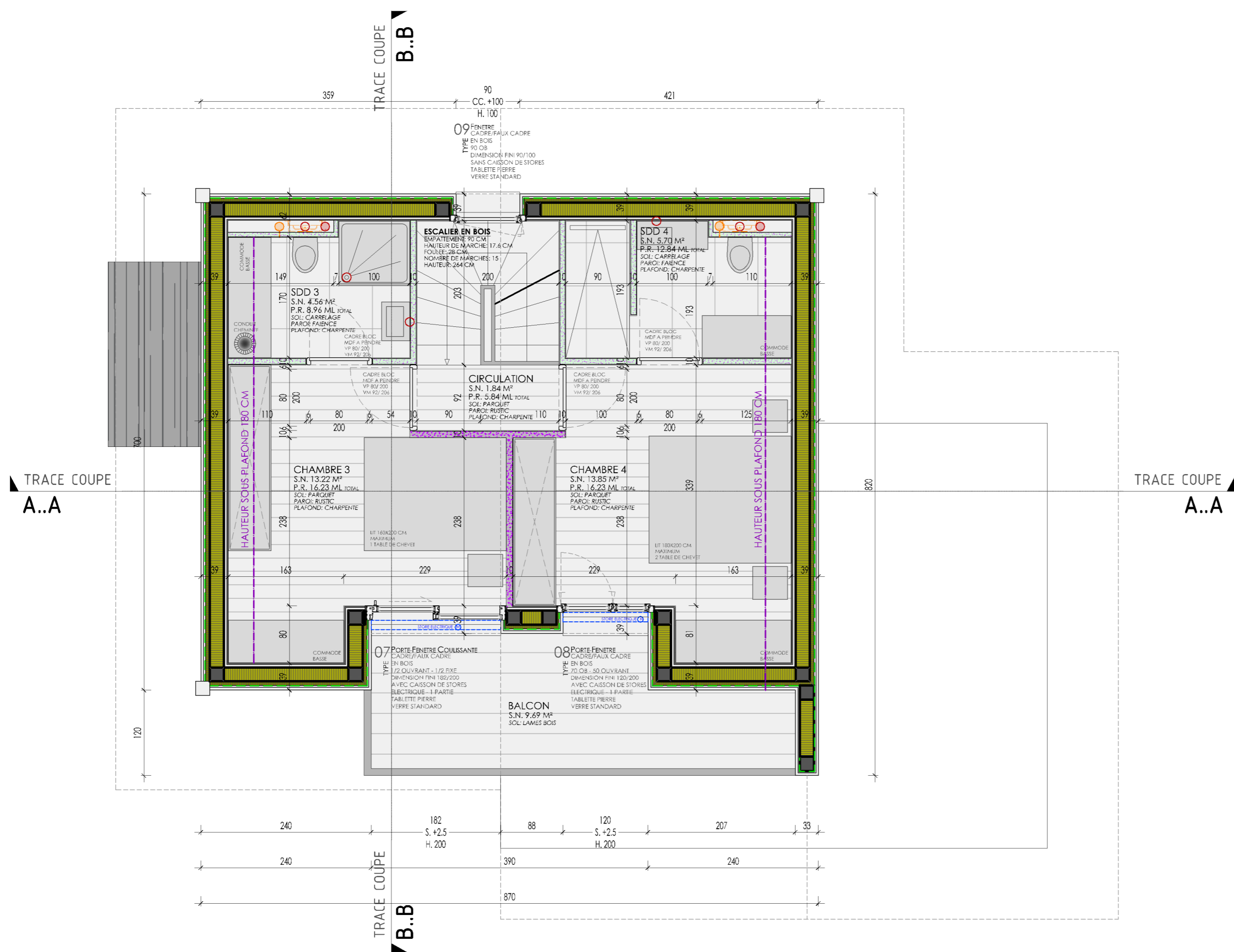
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2 584 100

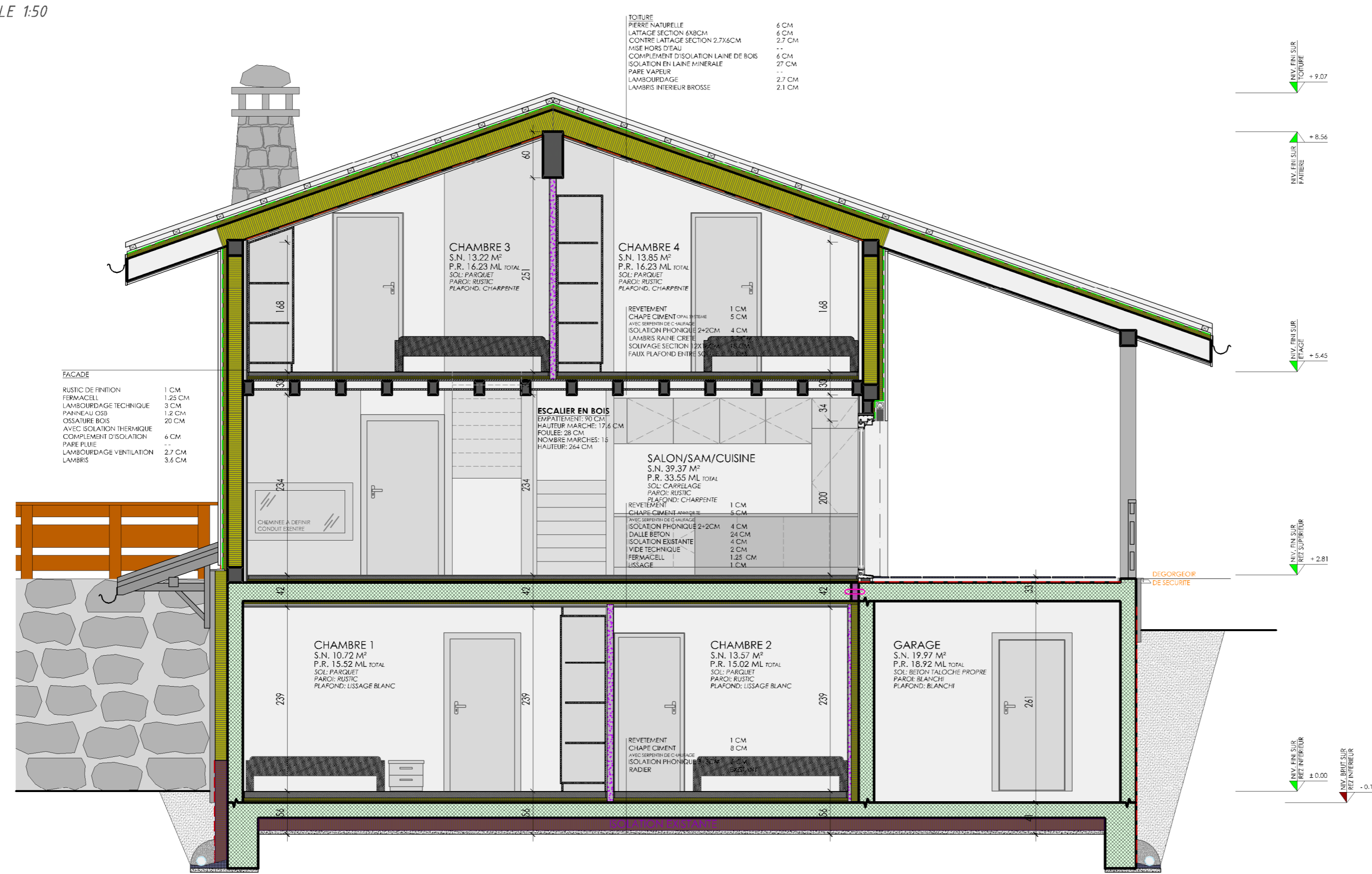
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2 584 200

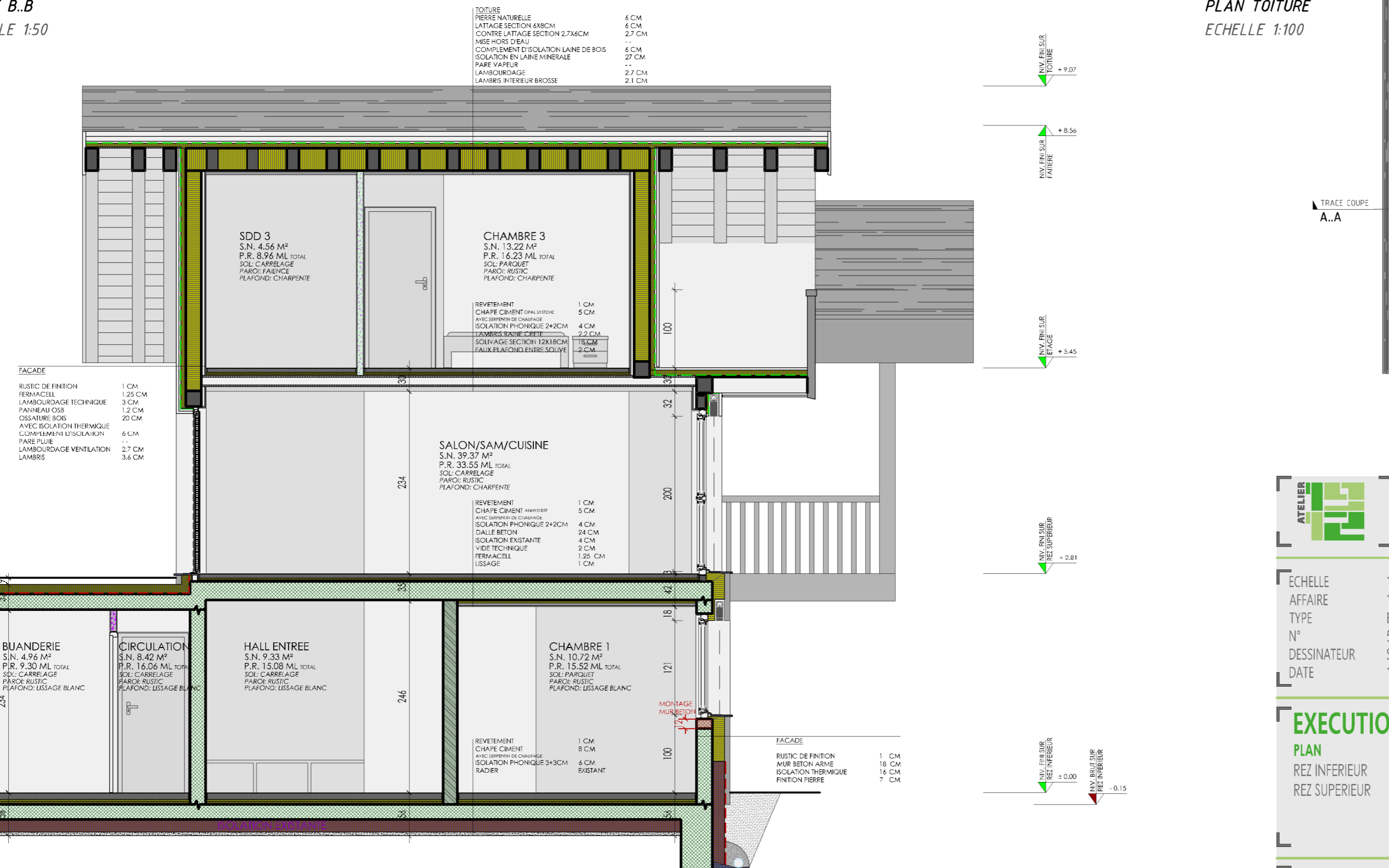




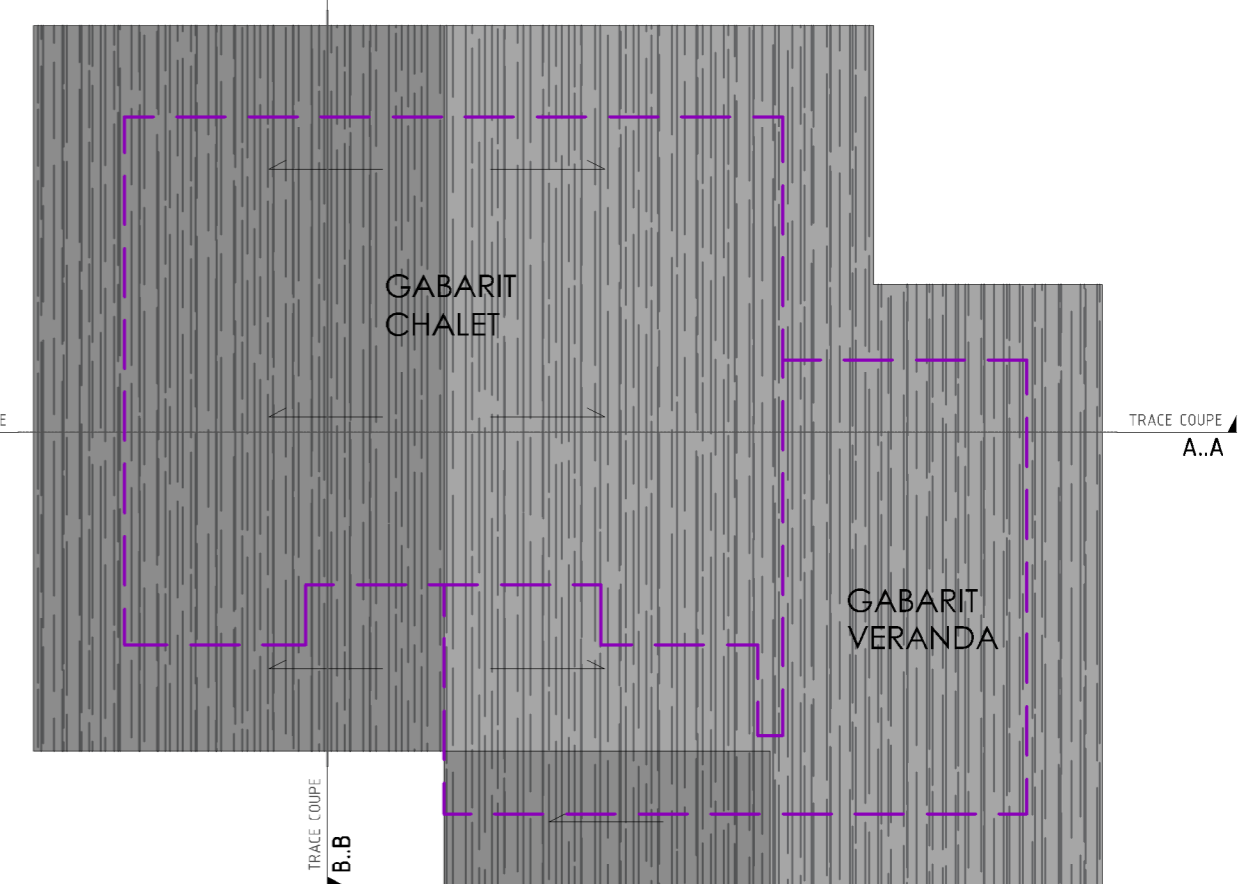
COUPE A.A
ECHELLE 1/50



COUPE B.B
ECHELLE 1/50



PLAN TOITURE
ECHELLE 1/100



ATELIER 		HAMEAU DE LA TZOUMAZ MYOSOTIS 2		1918 LA TZOUMAZ JP SEPPEY	
ECHELLE 1/50 AFFAIRE 19-32 TYPE EXECUTION N° 50-02 DESSINATEUR SR DATE 15.05.2023	NIVEAUX FIN ± 0.0 FIN + 01 ± 0.29 FIN + 02 ± 0.76	BTON ARME B.A SEMOULE BRIQUE I.C. BRIQUE CIMENT SOLUTION ALBA ALBA VERT PREFABRIQUE CONSOLE SOL ZONE CHAPE VP = VENTILATION PRIMAIRE VM = VENTILATION MECANIQUE	AVIS ET REPRES ETANCHITE STORE PARE-VAPEUR RACCORD TECHSANCHAUF C = COLONNE CANALISATIONS	EXECUTION PLAN REZ INFERIEUR REZ SUPERIEUR	MEMO MODIFICATIONS EFFECTUEES
ATELIER 1912 SA FIXE 027 / 306.55.75		INFO@ATELIER1912.CH WWW.ATELIER1912.CH		1912 LEYTRON ROUATOPE 2 / CP 82	