



# CHARACTER CHALET WITH 2 ANNEXES AND A LARGE PLOT OF LAND IN HAUTE-NENDAZ!

## DESCRIPTION

Authentic 1853 chalet with outbuildings and extensive grounds in Haute-Nendaz. Located in a quiet area of Haute-Nendaz, this chalet dating from 1853 captivates with its authenticity, historic character and privileged natural setting. Set on a generous 1,360 m<sup>2</sup> plot, it offers a peaceful setting, privacy and great potential for lovers of mountains and character properties. A property steeped in history. Built in the mid-19th century, this chalet has preserved its soul while benefiting from improvements over the years. The latest exterior renovation was carried out in 2025 with a new facade varnish, helping to protect the wood while enhancing its authentic aesthetic. With 98 m<sup>2</sup> of living space, the chalet offers a warm, functional layout, ideal as a main residence or second home. Interior layout: Living area. The chalet offers a

## INFORMATION

◆ HAUTE-NENDAZ  
1997 HAUTE-NENDAZ

🏠 ~98 M<sup>2</sup>

🏡 4,5 ROOMS

**1'185'000 CHF**

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## FULL DESCRIPTION

Authentic 1853 chalet with outbuildings and extensive grounds in Haute-Nendaz. Located in a quiet area of Haute-Nendaz, this chalet dating from 1853 captivates with its authenticity, historic character and privileged natural setting. Set on a generous 1,360 m<sup>2</sup> plot, it offers a peaceful setting, privacy and great potential for lovers of mountains and character properties. A property steeped in history. Built in the mid-19th century, this chalet has preserved its soul while benefiting from improvements over the years. The latest exterior renovation was carried out in 2025 with a new facade varnish, helping to protect the wood while enhancing its authentic aesthetic. With 98 m<sup>2</sup> of living space, the chalet offers a warm, functional layout, ideal as a main residence or second home.

**Interior layout**  
Living area: The chalet offers a convivial living space, typical of traditional alpine buildings, where wood and mountain atmosphere create a warm and welcoming atmosphere. Heating is provided by :- an electric system- supplemented by two stoves, providing thermal comfort and an authentic atmosphere in winter.

**Rooms**  
The property has 3 bedrooms, allowing family and guests to be accommodated in a cosy, quiet environment.

**Shower rooms**  
- 1 shower room- 1 bathroom. A practical configuration for family use.

**Outbuildings and ancillary spaces**  
One of the real assets of this property lies in its two outbuildings, including:- an outbuilding featuring a dormitory, ideal for accommodating additional guests, setting up a space for teenagers or creating an independent workshop/office.- a second outbuilding offering additional storage or conversion possibilities. The chalet also boasts three cellars, perfect for storage, wine, sports equipment or seasonal gear.

**Land and surroundings**  
The 1,360 m<sup>2</sup> plot is a rare asset in the area. It allows :- a vast outdoor space- the possibility of landscaping- benefit from a calm, uncluttered environment- enjoy the surrounding nature. The Haute-Nendaz location offers a sought-after mountain setting, close to amenities and tourist infrastructures, while retaining an authentic, residential atmosphere.

**Potential**  
This property appeals to different profiles:- Lovers of historic chalets- Investors looking for a property to add value- Families looking for a pied-à-terre in the mountains. The mix of character, outbuildings, generous grounds and attractive location makes this a property with great potential. An authentic property, rare and full of charm, offering a peaceful living environment in the heart of the mountains. I remain at your disposal for any further information or to arrange a viewing.

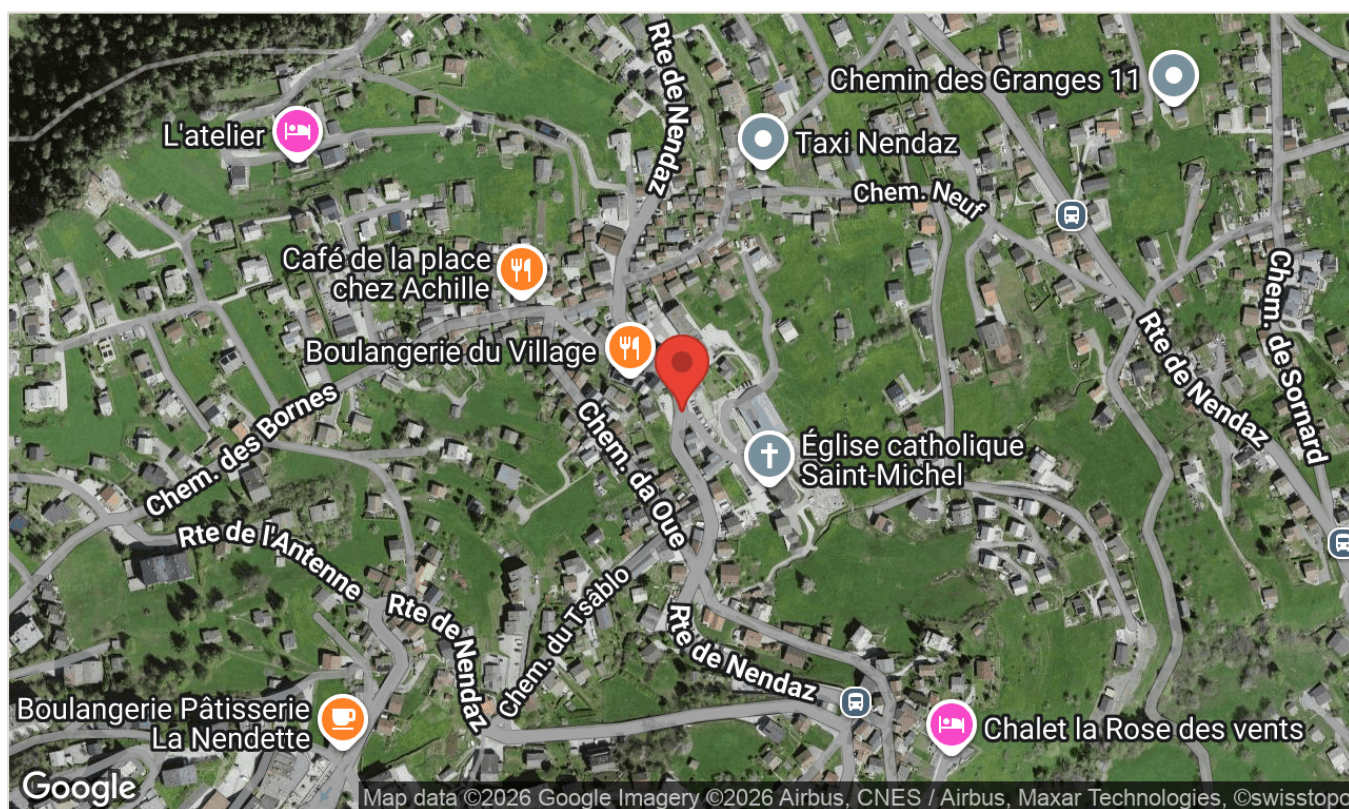
### FEATURES :

- Type: Chalet
- Price: 1'185'000 CHF
- Rooms: 4,5
- Bathrooms: 2
- Number of floors: 3
- Year built: 1853
- Year renovated: 2025
- Net living area: 98 m<sup>2</sup>
- 3 × Outdoor parking space (included)

### FEATURES & HIGHLIGHTS :

- Balcony
- Parking space
- Quiet location
- Mountain view
- Second home
- Sale to foreign nationals

## LOCATION



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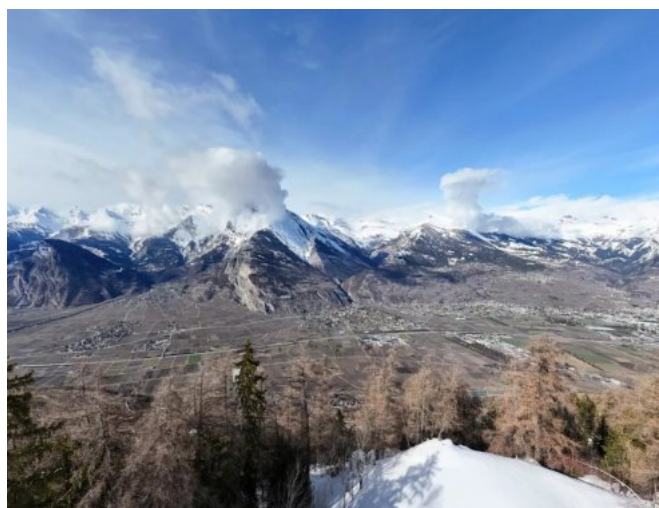
## ADDRESS

1997 Haute-Nendaz · Valais

## VISUAL GALLERY



## VISUAL GALLERY



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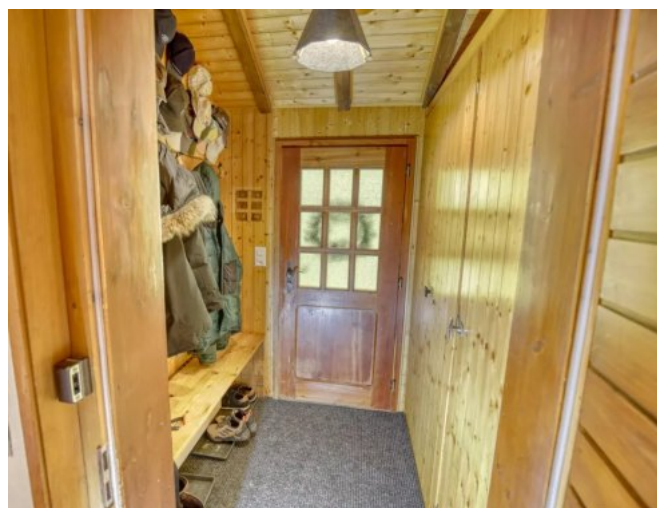
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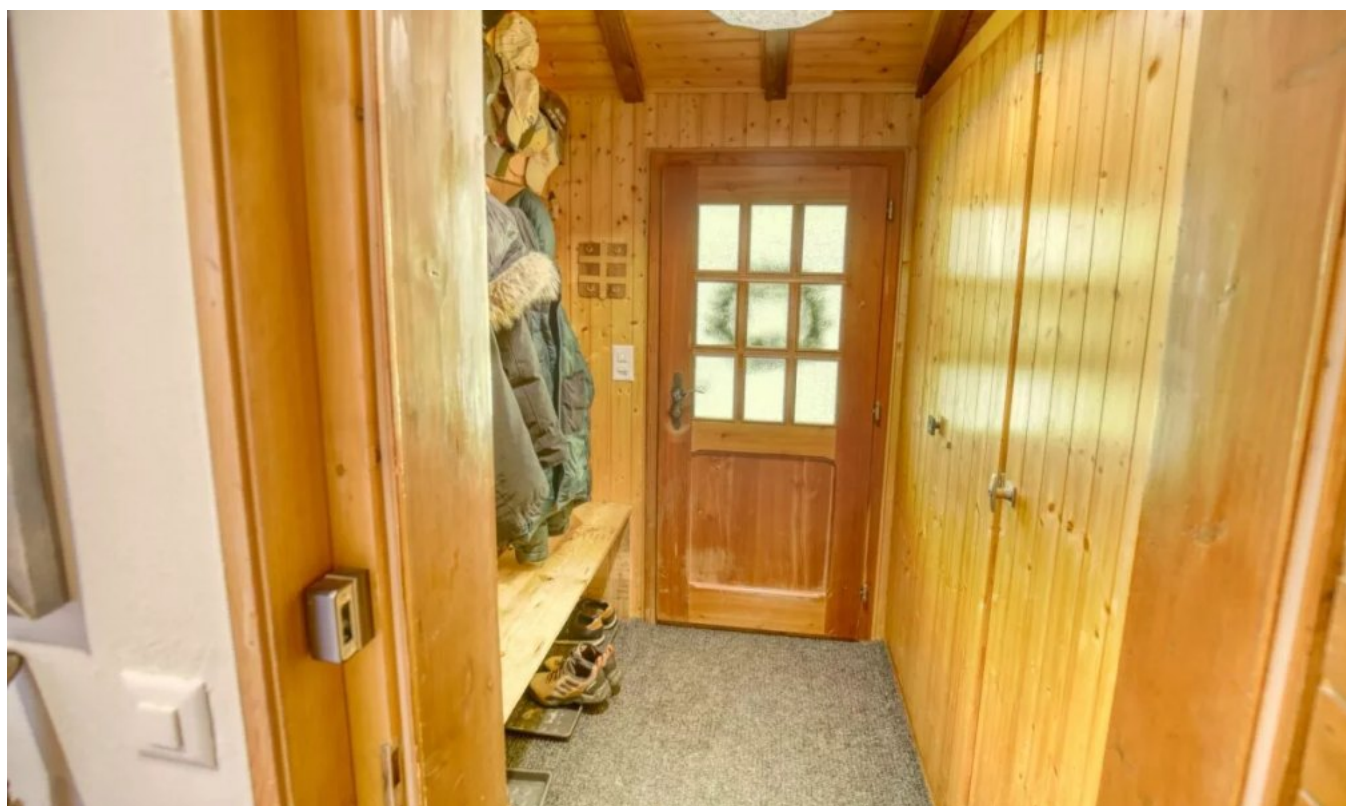
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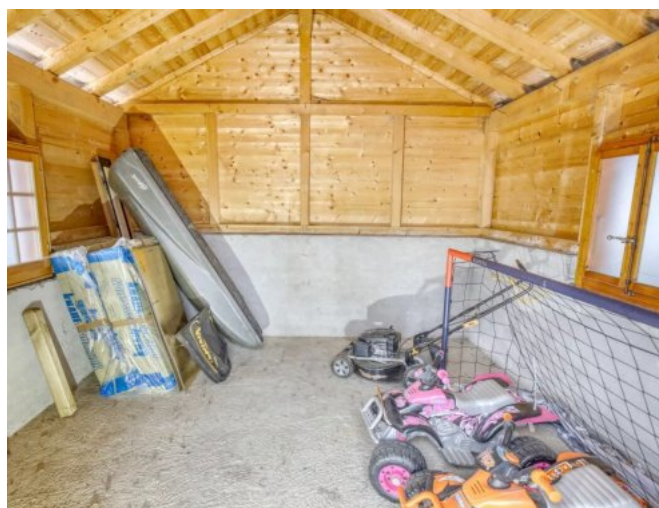
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