



SWISS FINE REAL ESTATE



GRIMENTZ
Chalet Carlina

Dossier no. 30758

**INFORMATION
AND VISITS**

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www.ci-exclusive-properties.com

SITUATION AND DESCRIPTION

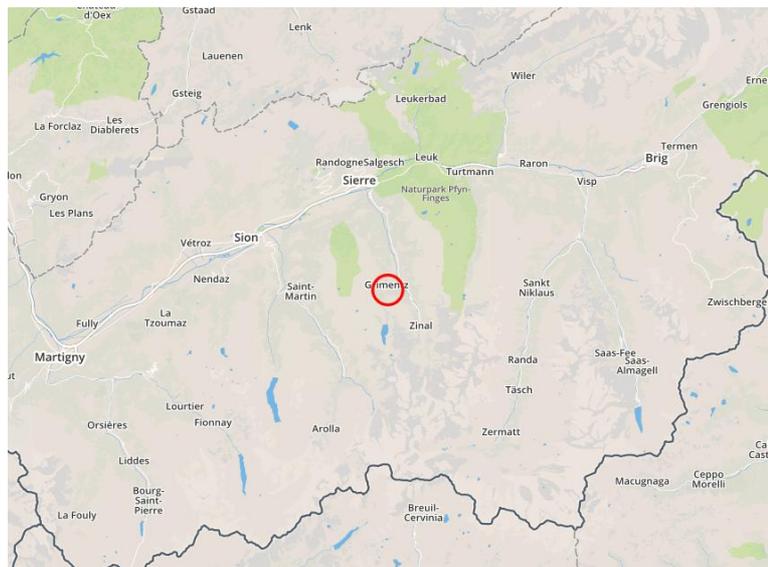
Nestled in the heart of the Swiss Alps, in the val d'Anniviers, overhanging the quaint village of Grimenz, the Résidences Guerenrés offer an access "ski in & ski out" moreover benefit a exceptional location, at few minutes by foot of village center.

Made up of 16 chalets, the Carlina Chalet will be livré fully furnished or not, according to the purchaser's wishes, to offer a sophisticated and comfortable alpine living environment that combines luxury and authenticity.

To completely profit of your stay in winter as the same in spring, a whole mix of 5* services such as : housekeeping, laundry and ironing, left luggage, concierge service, Wellness suite, catering, will be at your disposition.

When you are not using your apartment yourself, we let it on your behalf and you receive a steady rental income that give your investissment attractif particularly.

It's a pleasure to be on your disposal to have a personal interview to show with more details this magnificent project. You can also consult our web site at the following adress : www.guernerres-alpineresidences.swiss.



SURFACE AREAS

Unbuilt surface area	580 m ²
Total built ground surface area	130 m ²
Plot surface area	710 m ²

CHALET CARLINA A1

SURFACE AREAS

Habitable surface area	~393 m ²
Built ground surface area	130 m ²

ADDITIONAL INFORMATION

Number of rooms	12
Number of floors above ground	4
Number of basements	0

LAYOUT

Ground floor

- Kitchen open to living room
- Living room with wood stove
- Terrace with garden
- Bathroom

In the floors

- 4 Bedrooms

In the floors

- 4 Bathrooms with toilets
- Mezzanine
- 3 Balconies

ENERGY AND HEATING

Energy	Wood pellets
Heating	Underfloor

ANNEXES

- 4 Parking indoor places
- Cellar

ENVIRONMENT

Mountain, Panoramic view, Residential, Ski in ski out

TECHNICAL DATA

Ski room

SALE CONDITIONS

Total sale price

CHF 5'245'000.-

Availability

Negotiable

Legal form of ownership

PPE

View from the chalet (synthesis image)



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Living room with wood stove (synthesis image)



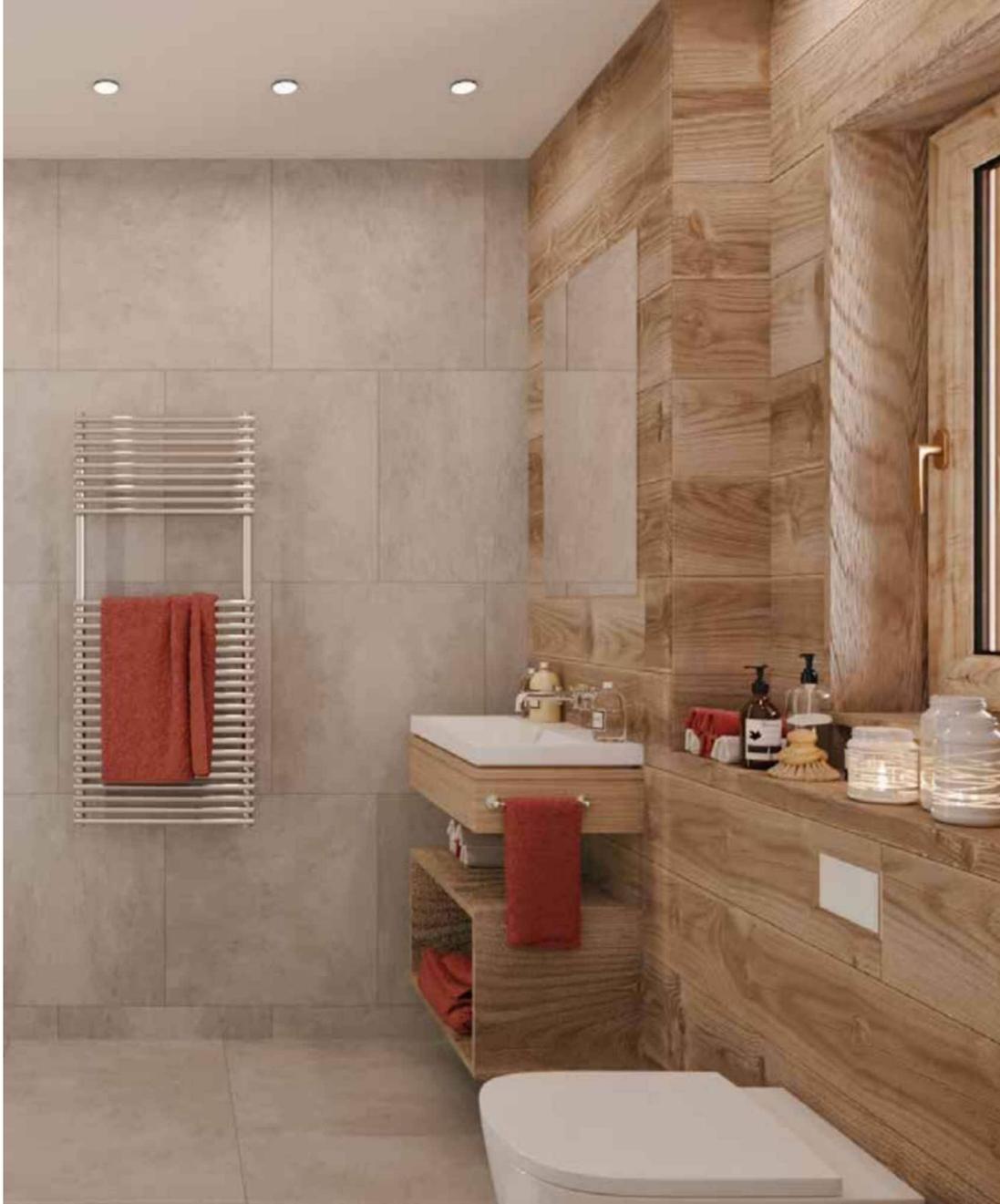
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Kitchen (synthesis image)



Shower room (synthesis image)



General view of the Résidences Guernerés (synthesis image)



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