

OLLON VD



For sale: Attached house

CHF 1'200'000.-

Price of parking place(s) in addition



4.5



3



~131.2 m²

n° ref.

046148.046458-



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis , 1820 Montreux

Charlie Gardien
+41 79 854 95 32
charlie.gardien@swsir.ch



SITUATION AND DESCRIPTION

Located in a quiet, sought-after residential area in the heart of Ollon, this new development features two semi-detached villas designed to offer a modern, comfortable and sustainable living environment. The location is particularly attractive, just seven minutes' walk from the train station and village center, and within walking distance of schools and the sports complex, all in a peaceful, leafy setting. The project's location provides excellent sunshine throughout the day, as well as an unobstructed view of the Dents du Midi, offering a privileged natural setting for everyday life.

The villas are developed over three levels, with a rational and functional distribution of spaces. The basement, which can be delivered unfinished or finished as an option, includes two available rooms offering multiple layout possibilities, such as an office, a games room, a fitness area or a spare bedroom or guest room, as well as a private laundry room for each villa. Basement layout can be adapted to suit requirements.

The garden level is dedicated to living spaces and comprises a welcoming entrance hall, a guest toilet, and a lounge - living - dining area with open kitchen, giving direct access to a terrace and the garden. The living areas benefit from large openings, creating a beautiful continuity between inside and outside.

The first floor offers three bedrooms, two of which with access to a balcony, as well as two shower rooms, including a bathroom and a shower room, both equipped with WC.

The project is being developed by a local developer and will be carried out by local craftsmen, guaranteeing rigorous monitoring and quality workmanship.

The construction complies with current Swiss standards, including SIA and AEA, as well as cantonal and municipal requirements, and incorporates modern technical features such as air/water heat pump heating, low-temperature underfloor heating, triple-glazed windows with glazed spandrels in the

Switzerland

Sotheby's
INTERNATIONAL REALTY

bedrooms, high-performance thermal and acoustic insulation, and photovoltaic panels contributing to greater energy efficiency.

Finishings have been designed to offer a contemporary, sober and elegant interior, while leaving future buyers scope for personalization as the project progresses.

This project is aimed at families seeking comfort, space and proximity to amenities, as well as buyers looking for a modern, energy-efficient new villa in a quality residential environment.

This is a rare opportunity to live in a harmonious setting, combining quality construction, strategic location and privileged natural surroundings.

The asking price is 1'200'000.- per Villa, including a carport for two vehicles per villa.

SURFACES

Living area	~ 131.2 m ²
Surface of parcel	~ 524.5 m ²
Balcony Surface	~ 7 m ²
Terrace surface	~ 23 m ²
Useful surface	~ 221.8 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Year of construction	2026
Heating system	Air to water heat pump
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	2 not included

DISTANCES

Station	335 m
Public transports	70 m
Primary school	2745 m
Post office	460 m
Hospital	2585 m



LOCATION

In Ollon, tranquility and gentle living also rhyme with proximity.

In fact, in just a few minutes on foot or by public transport, you can reach the center of Ollon and its shops.

Motorway routes are nearby. Centers such as Aigle, Collombey and the Riviera-Chablais hospital are also within easy reach.

MUNICIPALITY

Microclimate and outdoor activities.

From sunrise behind Le Muveran to sunset behind Le Grammont, the commune of Ollon enjoys a microclimate and is bathed in sunshine. Its landscape is harmoniously composed of farmland, vineyards, forests, pastures and waterways, amidst which 23 villages have been comfortably established.

The commune of Ollon is renowned for its fine wines and, in particular, its range of sporting activities, such as hiking, golf, tennis and field hockey.

Fans of the winter season, meanwhile, will be seduced by the Villars ski area, only 15 minutes away by car.

NEIGHBOURHOOD

- Village
- Villa area
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Cellar
- Connected thermostat
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Bath
- Shower
- Photovoltaic panels

FLOOR

- At your discretion
- Tiles
- Parquet floor

CONDITION

- New

EXPOSURE

- Optimal

VIEW

- Garden

STYLE

- Modern

FINANCIAL DATA**Price****CHF 1'200'000.-****Availability**

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.








Résidence En Rosset
 1867 Ollon VD, CH

Batch	Reference	Type	Floor	Rooms	Living surface	Ground surface	Terrace surface	Balcony surface	Price	Status
A	046148.046458_Villa A	Attached house	Ground floor	4.5	131.2 m ²	524.5 m ²	23 m ²	7 m ²	CHF 1'200'000.-	For sale
B	046148.046459_Villa B	Attached house	Ground floor	4.5	131.2 m ²	524.5 m ²	23 m ²	7 m ²	CHF 1'350'000.-	For sale

Parking places: 2 covered spaces per villa