

## VILLARS-SUR-OLLON



Chalet Plein Ciel - spacious property with  
stunning views

**CHF 3'200'000.-**



10



6



~307 m<sup>2</sup>

n° ref. **034391**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!

Chalet Plein Ciel is a large chalet built in 1968 located on a plot of 1,803 m<sup>2</sup> on the 1st line facing pastures in a setback zone and the Alps. The cosmopolitan resort of Villars-sur-Ollon with its international schools, sports center, baths, the 18-hole alpine golf course and its ski area linked to the Glacier 3000 is accessible in 5 minutes by vehicle.

Built on 3 levels, the distribution offers a 3-room apartment on the ground floor that can be independent with an indoor swimming pool bordered by bay windows facing the exceptional panorama of the Alps.

The floor is completed by technical rooms and a sauna. The centerpiece on the upper ground floor has

a spacious living room with fireplace, various bedrooms and a habitable kitchen, all opening onto the large south-facing balcony.

The sleeping area upstairs offers 4 bedrooms and bathroom served by a landing. An attic accessible by retractable ladder can be converted into a playroom or dormitory. Numerous storage spaces as well as fitted wardrobes complete the rooms.

The property is accessible by private gate. 3 vehicles park easily outside. A heated indoor garage with South windows and connected to the house.

The chalet is surrounded by a terrace with gardens in levels and nicely planted with larches and fir trees. An adjoining pre-field plot completes the property.

The heating is gas (system of 2018) with distribution

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by radiators.

This object is available as a main or secondary residence. For the sale to foreigners, an acquisition would be possible by dividing the property into 2 or 3 PPE lots.

The undeniable asset of the chalet: the breathtaking view facing the Alps!

**SURFACES**

Living area	~ 307 m <sup>2</sup>
Surface of parcel	~ 1803 m <sup>2</sup>
Useful surface	~ 435 m <sup>2</sup>
Volume	~ 1499 cbm

**CARACTERISTICS**

Number of flats	2
Number of rooms	10
Number of bedrooms	6
Number of bathrooms	4
Year of construction	1968
Year of restoration	2016
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Authorized

**DISTANCES**

Public transports	336 m
Primary school	905 m
Stores	726 m
Restaurants	362 m

**DISTRIBUTION****Lower ground floor**

- Computer shelter/wine cellar
- Interior landing/stairs
- Visitor toilets
- Living room/fireplace, garden access
- Closed kitchen, garden access
- Double bedroom with en-suite bathroom
- Indoor swimming pool with bay windows
- Technical room/boiler room
- Swimming pool technical room
- Sauna/cloakroom, garden access

**Ground floor**

- Entrance hall, stairs
- Habitable kitchen, balcony access
- Living room with fireplace, dining area, balcony access
- Separate toilets
- Bathroom with bathtub
- Double bedroom, balcony access
- Heated garage with windows, interior access

**1st floor**

- Stairs, landing
- Bathroom with bathtub
- Bathroom with shower
- Bedroom, balcony
- Large bedroom with fireplace
- Large bedroom with balcony
- Big room
- Reduced under roof

**2nd floor**

- Galeta with windows, convertible (dormitory, playroom)





## OUTSIDE CONVENIENCES

- Gate
- Paved driveway and 3 parking spaces
- Terraced garden, lawn

# Switzerland

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INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Green
- Mountains
- Railway station
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski resort

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Parking

## INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Separated lavatory
- Wine cellar
- CP-Shelter
- Storeroom
- Workshop
- Sauna
- Swimming pool
- Built-in closet
- Fireplace
- Simple glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Shower
- Bath

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Mountains
- Alps

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**CHF 3'200'000.-**

**Availability**

immediately

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Main living room



Main living room





Main kitchen



Lower ground floor living room





Bedroom 1



Lobby





Bedroom 2



Balcony





Bedroom 3



Lower ground kitchen





Bedroom 4



Bedroom 5





Lower ground floor living room



Main kitchen





Bedroom 6



Bedroom 7





Bathroom



Attic





Atomic shelter / Wine cellar



Garage





Sauna



Balcony





Chalet







Pool



Chalet