

# TROISTORRENTS



Sumptuous authentic chalet  
South-west facing

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**CHF 1'950'000.-**



10.5



6



~303 m<sup>2</sup>

n° ref. **035090D**



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## SITUATION AND DESCRIPTION

### EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Far from the urban hustle and bustle, discover this chalet located in Troistorrents. Offering a soothing quality of life, this typical traditional Alpine village lends it a unique charm, where history and culture blend harmoniously.

Well-developed transport links allow easy accessibility, whether by car or public transport.

This charming and spacious chalet, with over 300 m<sup>2</sup> of living space, offers an authentic ambience combined with the comfort provided by its multiple renovations.

With quality materials combining the old with the new, this bright property will seduce you from the very first

glance. Of particular note is the authentic, functional bread oven in the kitchen. The night space is made up of numerous bedrooms, so you'll be delighted to welcome all your family and friends.

Built on a plot of approx. 1,280 m<sup>2</sup>, you'll enjoy a beautiful exterior with a landscaped terrace and a garden planted with walnut, chestnut, fig and vine trees.

An additional plot of approx. 815 m<sup>2</sup> with a charming mazot of approx. 150 m<sup>2</sup>, currently being converted, is available in addition to the purchase price.

This unique property is waiting to be discovered !

## SURFACES

Living area	~ 303 m <sup>2</sup>
Surface of parcel	~ 1280 m <sup>2</sup>
Useful surface	~ 355 m <sup>2</sup>
Volume	~ 1499 cbm

## CARACTERISTICS

Number of rooms	10.5
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Number of terraces	3
Year of construction	1900
Year of restoration	2019
Second home	Authorized
Communal tax	1.2 %
Parking places	Yes, obligatory

## ANNEXES

- Covered parking for 2 vehicles
- 4-5 outdoor parking spaces

## DISTANCES

Station	800 m
Public transports	150 m
Freeway	8000 m
Hospital	3900 m

## DISTRIBUTION

### Lower ground floor

- Large available
- Technical room/cellar

### Upper ground floor

- Entrance with checkroom
- Bathroom with shower
- Laundry area
- Bedroom with built-in wardrobes and access to terrace
- Closed kitchen with adjoining pantry
- Double living room (removable wall) with soapstone

### 1st floor

- Bedroom with built-in wardrobe
- 3 bedrooms with balcony access, 1 with built-in wardrobe
- Bedroom with built-in wardrobe and private shower room
- Office area
- Spacious play area
- Access to covered balcony (reduced)
- Bathroom with bathtub

### Under the roof

- Mezzanine space (open-plan spare bedroom or office)



## LOCATION

Located in a peaceful setting in Troistorrents, this chalet enjoys a unique panorama of the surrounding plain and mountains. Just minutes from the Portes du Soleil, one of the world's largest alpine ski areas, it combines tranquility, authenticity and accessibility.

## CONSTRUCTION

In order to provide the utmost comfort, this chalet was completely renovated in 1989 and regularly until 2019 with carefully selected, high-quality materials, such as:

- Velux windows with electric blinds
- Exposed stone walls
- Wood/double-glazed windows
- Wood shutters and facade
- Larch balcony
- Mosquito netting in certain rooms

- Photovoltaic panels (6,000 kW/h per year)
- Water softener

## OUTSIDE CONVENIENCES

- Terraces
- Balcony
- Garden with trees
- Vegetable garden
- Private spring serving 2 plots with 6,000-litre surplus pool

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Tram stop
- Highway entrance/exit
- Nursery
- Primary school
- Secondary school
- Ski lift
- Hiking trails
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Storeroom
- Parking
- Carport
- Barbecue-chimney
- Barbecue
- Pizza Oven

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Pantry
- Cellar
- Storeroom
- Workshop
- Craft room
- Recreationroom
- Built-in closet
- Water softener
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Mezzanine
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Internet connection
- Outdoor lighting

## FINANCIAL DATA

Price

**CHF 1'950'000.-**

Availability

To be discussed

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## **FLOOR**

- Tiles
- Parquet floor
- Stone

## **CONDITION**

- Very good
- To be refurbished

## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

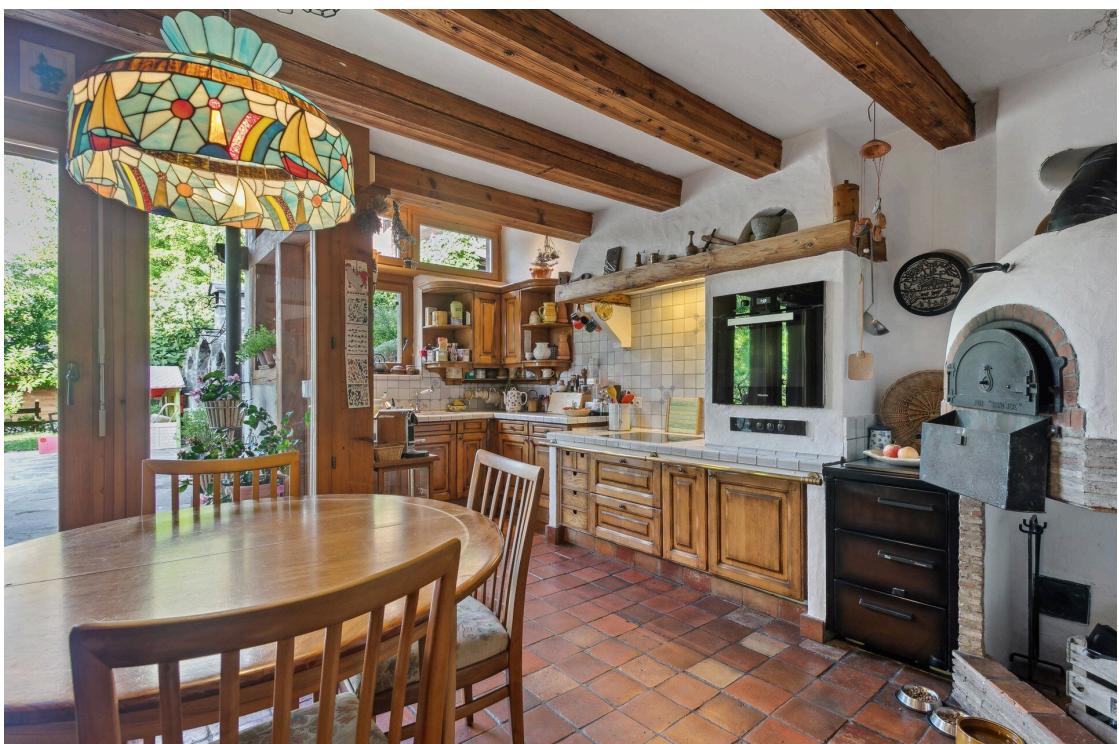
- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook
- Mountains
- Alps

## **MISCELLANEOUS**

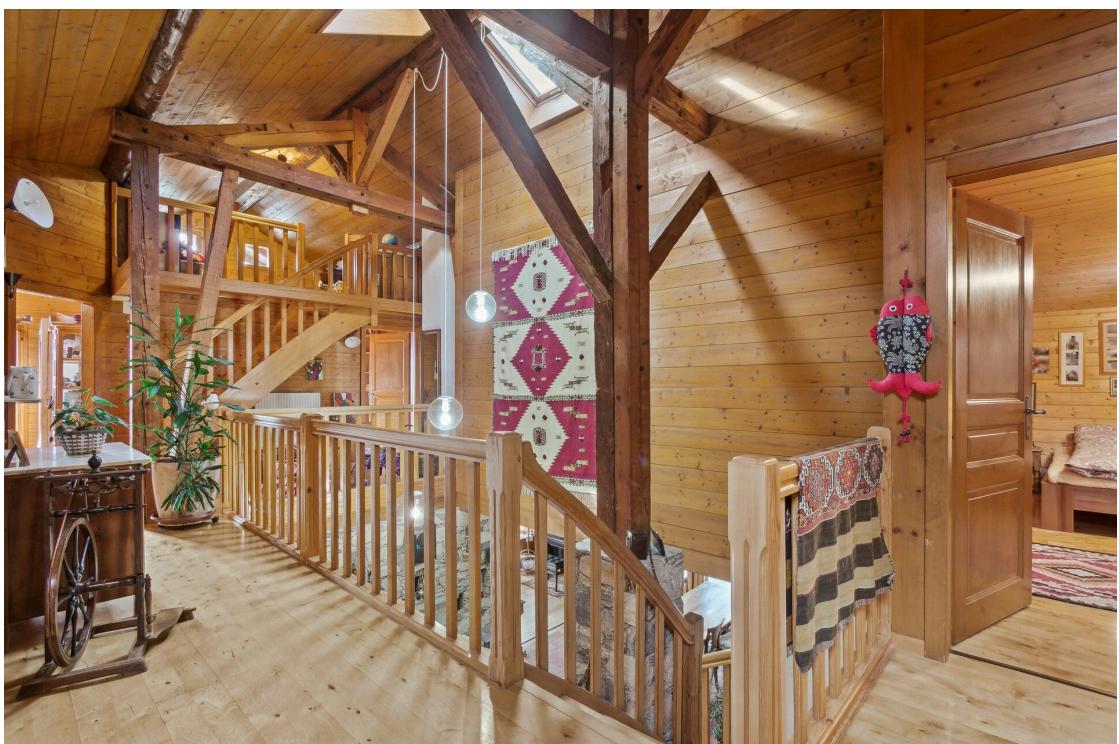
- Not registered as Contaminated land

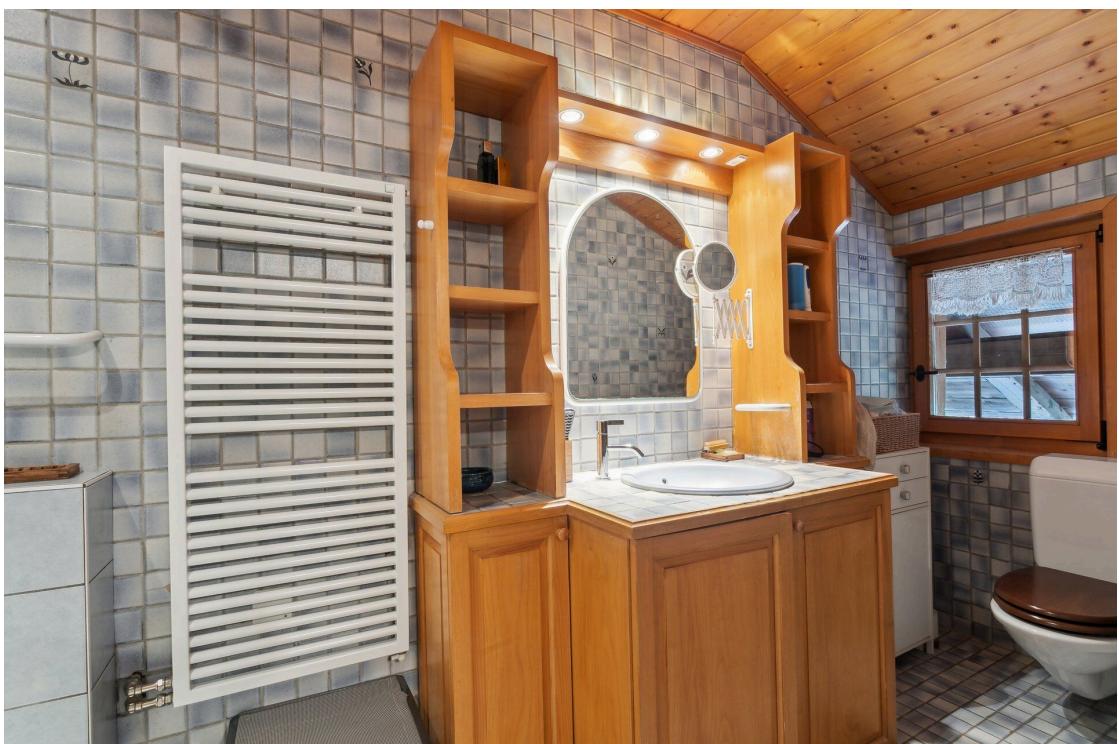














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