

GRYON



Semi-detached triplex chalet 200m from the
Alpe des Chaux ski lift

CHF 890'000.-

Parking place(s) included



5



4



~145 m²

n° ref. **18789D**



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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

This charming 5-room semi-detached chalet is ideally located in the heart of Alpe des Chaux at 1,550 meters just a stone's throw from the Fracherets ski lift linking the Villars / Gryon / Les Diablerets ski area, a member resort of the MagicPass season pass comprising 85 resorts in the Swiss, French and Italian Alps.

L'Alpe des Chaux is a popular vacation resort for families in all seasons: Lac à Fricence, hiking trails, mountain biking, children's ski area with covered carpet and toboggan runs. Easy access by car all year round. The 145 bus line now takes you directly to Alpe des Chaux from Aigle station, via Villars and Barboleuse.

The 3-storey chalet, built in 1979, is in need of some

refurbishment. The ground floor offers a spacious living room with fireplace and dining area, all open onto the south-facing balcony with its spectacular view of the Alps. On the first floor, the large master bedroom has a second south-facing balcony with an equally impressive view. The first floor is completed by a bedroom with bunk beds, a bathroom and a small spare room offering an office or reading area.

The lower ground floor accessed by a spiral staircase offers a sitting area, a kitchenette in need of refreshment, a double bed area with sliding wall, a storeroom and a shower room. A door from the living room opens onto the garden.

At the front of the chalet and on the eastern side of the grounds, the flat lawn provides space for a dining area. Access is on foot from the drop-off area 10m away. All accesses are cleared of snow in winter and

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maintained in summer by the Domaine administration.

A covered parking space located 150m away is included in the price.

The chalet is available as a primary or secondary residence as well as for sale to foreigners.

Don't miss the video on request

SURFACES

Living area	~ 145 m ²
Surface of parcel	~ 511 m ²
Garden surface	~ 100 m ²
Useful surface	~ 170 m ²
Volume	~ 553 cbm

CARACTERISTICS

Number of floors	3
Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Year of construction	1980
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Service costs	CHF 4'300.-/year
Second home	Authorized
	1
Outside parking place/s	CHF 25'000.- included
Altitude	1550 m
Parking places	Yes, obligatory

ANNEXES

- Covered parking space 150m away

DISTANCES

Station	2100 m
Public transports	238 m
Stores	1960 m
Cable car	226 m
Restaurants	240 m

DISTRIBUTION**Lower ground floor**

- Independent external access
- Living room
- Kitchenette
- Double bedroom
- Redit
- Shower room/wc
- Internal stairs to upper floor

Upper ground floor

- Entrance
- Open kitchen
- Dining area
- Living room with fireplace
- Bedroom with bunk beds
- Bathroom/wc
- South and East balcony
- Stairs to 1st floor

1st floor

- Landing
- Large double bedroom
- South-facing balcony
- North-facing bedroom with bunk beds
- Bathroom/wc
- Spare room/office/single bed

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NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Ski piste
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Covered parking space(s)
- Middle house

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Storeroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

FLOOR

- Tiles
- Carpet

CONDITION

- To be refurbished

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Alps

STYLE

- Classic

FINANCIAL DATA

Price

CHF 890'000.-

Availability

To be discussed

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