

# OLLON VD



Village house with old outbuildings, rare potential!

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**CHF 955'000.-**

Price of parking place(s) in addition



6



5



~150 m<sup>2</sup>

n° ref. **043967**



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## SITUATION AND DESCRIPTION

CO-EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Nestled between vine stocks and chestnut trees, Antagnes is an authentic village in the Chablais Vaudois region, located exactly between Ollon and Villars at an altitude of 600m.

The village is home to some magnificent ancestral buildings, such as the former Café de la Treille which was erected in 1746. As you wander through the village, you'll discover many other architectural testimonies, chalets from another time lovingly preserved by their new owners.

In a quiet location with magnificent views of the Alps and the Rhone valley, in a verdant setting where nature is respectfully preserved, we present this charming family home sold with authentic and voluminous annexes, barns, cellars and wine presses dating back

several centuries, all forming a property of character with unique renovation potential.

This charming family home can accommodate up to 10 people, or offer the possibility of converting one of the 5 bedrooms into an office.

Villars-sur-Ollon station can be reached in 10mns, Aigle train station in 10mns, Lausanne in 55mns, Geneva city and airport in 90mns, Sion airport in 30mns.

Available for sale as a second home and to non-residents.

## **SURFACES**

Living area	~ 150 m <sup>2</sup>
Volume	~ 526 cbm

## **CARACTERISTICS**

Number of rooms	6
Number of bedrooms	5
Number of bathrooms	1
Year of construction	1962
Year of restoration	2000
Heating system	Fuel oil
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Authorized
Outside parking place/s	2 included

## **DISTRIBUTION**

### **Garden floor**

Entrance hall  
Living room with dining area  
Kitchen open to living room and direct access to deck/garden

### **1st floor**

Landing leading to 3 double bedrooms with access to balcony/south  
Bathroom

### **Under the roof**

Large double room, very bright with views of the Alpine massifs and the garden /East  
Purposeful room: office or 5th bedroom

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Vineyard
- Bus stop
- Near a golf course
- Ski resort
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Barn
- Built on even grounds
- Ground level access

## INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Built-in closet
- Heating Access
- Swedish stove
- Double glazing
- Skylights
- Bright/sunny
- With front and rear view
- Natural light
- With character

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Internet connection

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- North
- South
- East
- West

## EXPOSURE

- Optimal
- All day
- Morning
- In the evening

## VIEW

- Nice view
- Clear
- Far view
- Valley view

## FINANCIAL DATA

Price

**CHF 955'000.-**

Availability

To be discussed

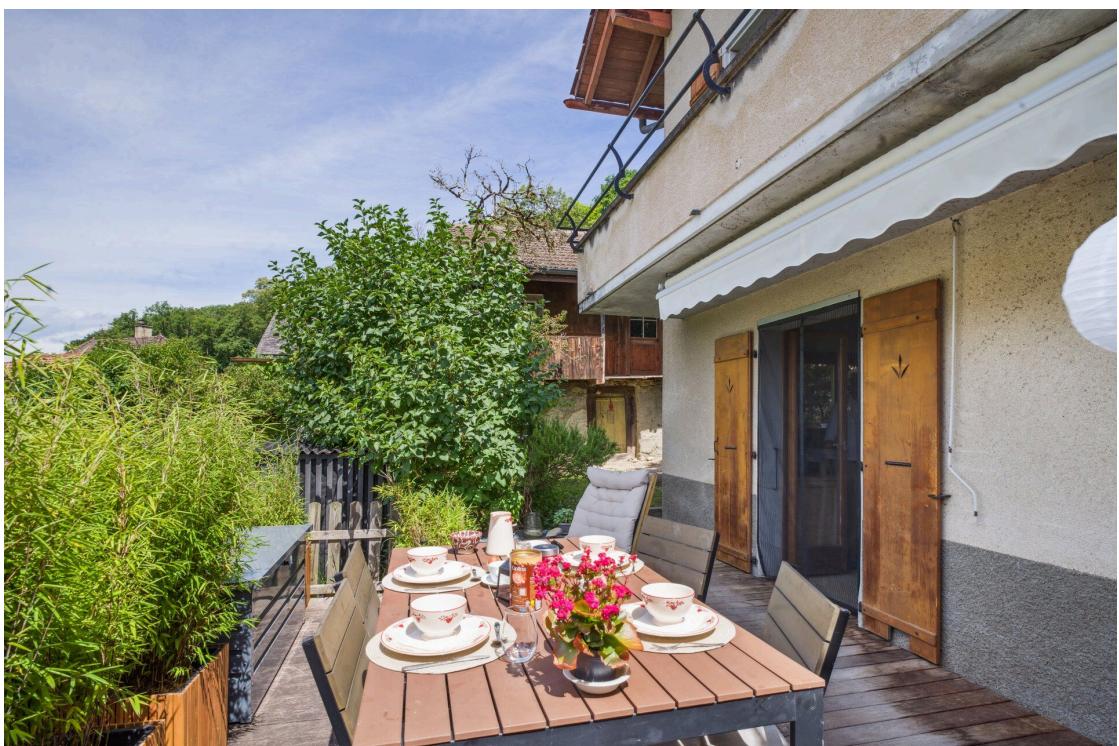
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- Rural
- Garden
- Forest
- Mountains
- Alps

**STYLE**

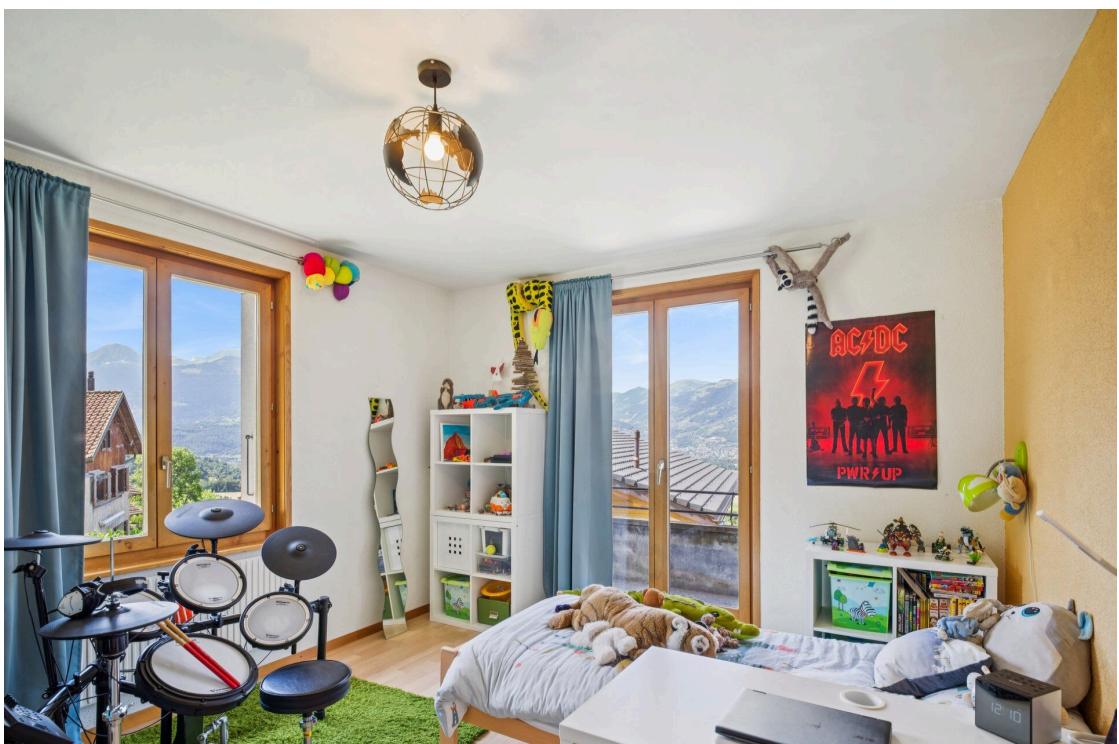
- Classic
- Atypical house

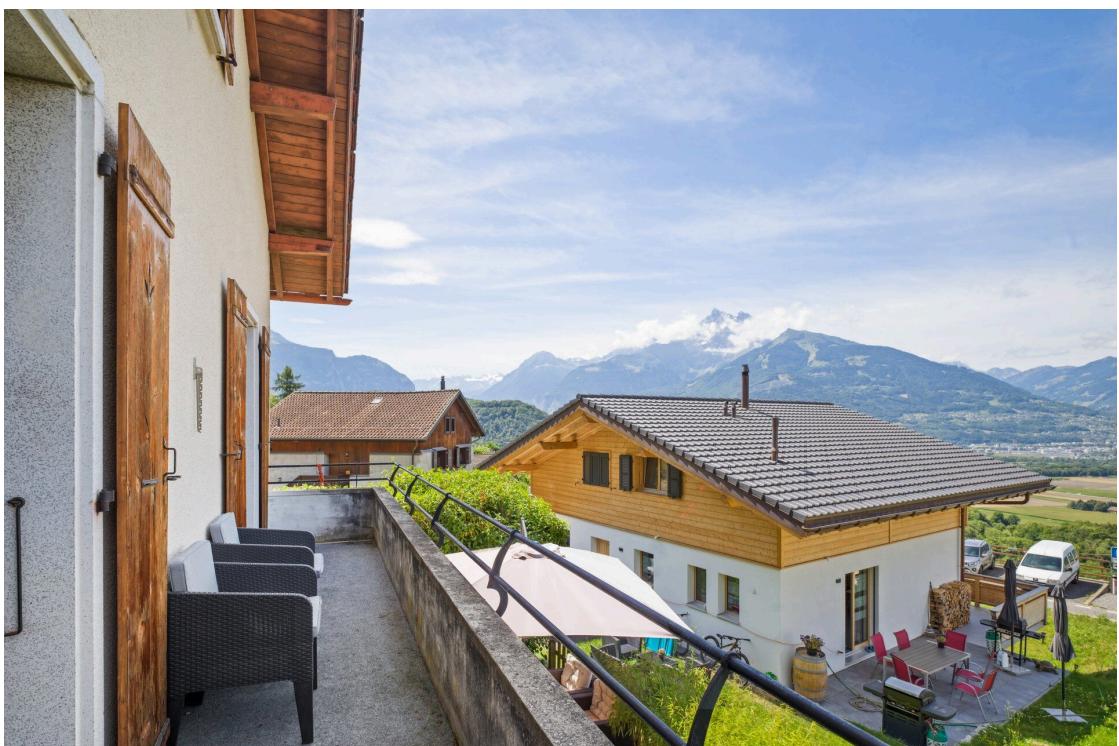






















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