

# CHAMPÉRY



## CHALET COCON - VILLAGE CENTER AND CABLE CAR

**CHF 2'595'000.-**

Parking place(s) included



6.5



3



~236 m<sup>2</sup>

n° ref. **044165**



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Switzerland

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INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Nested in the **heart of the sought-after village** of Champéry, **this rare three-storey chalet** combines Alpine authenticity and **contemporary refinement**. Its high-end finishes, exceptional relaxation areas and vast terraces and balconies offer breathtaking mountain views.

At **a few steps from the cable car** and amenities, it enjoys an ideal location for ski and nature enthusiasts, combining privacy, comfort and elegance.

The first floor is entirely **dedicated to well-being**: sauna, Jacuzzi, bright gym, as well as an office and laundry room with direct access to the terrace. On the main floor, the open kitchen blends harmoniously with the light-filled living room featuring a fireplace. Wide openings lead to a vast terrace fitted out as a dining area and lounge space, perfect for enjoying alpine panoramas.

The upper floor hosts the **parent's suite with dressing room and private bathroom**, as well as two bedrooms with balconies. The whole exudes serenity and the gentle Alpine lifestyle.

Outside, **a well-kept garden, a double garage and several parking spaces** complete this exceptional property.

**Ideal for an investor seeking an excellent rental yield** or for a **family looking for a second home** in one of the most beautiful villages in the Swiss Alps.

Sale **as a second home authorized**.

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**SURFACES**

Living area	~ 236 m <sup>2</sup>
Surface of parcel	~ 600 m <sup>2</sup>
Terrace surface	~ 78 m <sup>2</sup>
Total surface	~ 236 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	4
Number of toilets	4
Number of balcony	3
Gross living area	~ 236 m <sup>2</sup>
Year of construction	1987
Year of restoration	2018
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	8 included
Number of boxes	1 included
Total nb. of parkings	10 included

**ANNEXES**

Box 2 places

**DISTANCES**

Public transports	119 m
Stores	108 m
Restaurants	124 m

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

- A wellness area (sauna, jacuzzi and shower room)
- A gym with access to the terrace
- A commissary
- An office
- A laundry room with access to the terrace
- A terrace

**1st floor**

- A fully equipped, open-plan kitchen
- A spacious dining area
- A warm living room with fireplace and access to the balcony/terrace
- A separate toilet
- A shower room
- A large terrace with dining area and lounge area

**2nd floor**

- Two bedrooms with access to the balcony
- A master suite (bedroom, dressing room, shower room and a balcony)
- A bathroom

**NEIGHBOURHOOD**

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Sports centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Garage
- Separated lavatory
- Guests lavatory
- Sauna
- Jacuzzi
- Fitness room
- Partially furnished
- Fireplace
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- WiFi

**FLOOR**

- Antique parquet floor
- Stone
- Cast floor

**CONDITION**

- Very good
- With extension possibility

**ORIENTATION**

- North
- East

**EXPOSURE**

- Good

**VIEW**

- Nice view

**STYLE**

- Character house

**FINANCIAL DATA****Price**

CHF 2'595'000.-

**Availability**

To be discussed

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