

## VILLARS-SUR-OLLON



Authentic family chalet with breathtaking  
mountain views

**CHF 1'450'000.-**

Parking place(s) included



6.5



4



~150 m<sup>2</sup>

n° ref. **042974**



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Switzerland

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## SITUATION AND DESCRIPTION

You'll be instantly charmed by the authentic character of this 19th-century family chalet, originally relocated in 1953 from a traditional Valais village to the heart of Villars-sur-Ollon, one of the most sought-after alpine resorts in the Vaud Alps.

Beautifully renovated and impeccably maintained, the chalet is in excellent condition. It enjoys full southern exposure and offers breathtaking panoramic views of the surrounding alpine peaks.

Set on a beautiful 1,214 m<sup>2</sup> green plot with a flat garden, the property benefits from a privileged and peaceful location, just minutes from local amenities, yet tucked away in a quiet and green setting.

With approximately 150 m<sup>2</sup> of living space across 6.5 rooms, the chalet offers generous volumes and warm, welcoming interiors. The garden level, easily

convertible, provides an opportunity to expand the living area by an additional 60 m<sup>2</sup>, bringing the total potential space to 210 m<sup>2</sup>.

Le Champ d'Hermine is a true alpine haven, blending rustic charm with modern comforts. It promises an exceptional quality of life, surrounded by nature, yet not isolated. Positioned below road level, the chalet is not too exposed to road noise and traffic.

Two spacious outdoor parking spaces are located beneath a large, partially covered terrace, perfect for enjoying the outdoors year-round. The views from this terrace are truly spectacular.

Available as a primary or secondary residence. Accessible to non-residents, under to conditions.

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**SURFACES**

|                   |                       |
|-------------------|-----------------------|
| Living area       | ~ 150 m <sup>2</sup>  |
| Surface of parcel | ~ 1214 m <sup>2</sup> |
| Terrace surface   | ~ 45 m <sup>2</sup>   |
| Useful surface    | ~ 210 m <sup>2</sup>  |
| Volume            | ~ 1005 cbm            |

**CARACTERISTICS**

|                               |                  |
|-------------------------------|------------------|
| Number of rooms               | 6.5              |
| Number of bedrooms            | 4                |
| Number of bathrooms           | 2                |
| Number of toilets             | 2                |
| Number of balcony             | 1                |
| Number of terraces            | 1                |
| Year of construction          | 1953             |
| Year of restoration           | 2024             |
| Heating system                | Gas              |
| Domestic water heating system | Heat pump, Solar |
| Heating installation          | Radiator, Stove  |
| Second home                   | Authorized       |
| Total nb. of parkings         | 3 included       |
| Construction zone             | Zone de chalet A |

**ANNEXES**

Very nice exposed terrace  
Garden shed  
BBQ area

**DISTRIBUTION****Garden floor**

Large area to convert  
Atelier and technical room  
Wine cellar  
Cellar

**1st floor**

Entrance  
Staircase access upper floor  
Shower room with WC  
Bedroom  
Large living room with stove

Fitted open kitchen

Access to large terrace and carport via outside staircase

**2nd floor**

Very large master bedroom  
2 bedrooms  
Bathroom with shower, bathtub and WC  
Attic hatch access



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## LOCATION

Le Champ d'Hermine is ideally located in the peaceful hamlet of Chesières, at the gateway to Villars-sur-Ollon, one of the most charming and renowned ski resorts in the Vaud Alps.

The chalet enjoys an exceptional setting on a beautiful plot that offers stunning panoramic views of the surrounding mountains, including the iconic Dents du Midi. With optimal sun exposure, the property is bathed in sunlight throughout the day, all year long.

Just 200 meters away, you'll find a bus stop and a shuttle service providing easy and quick access to the Roc d'Orsay gondola, the main entry point to the Villars-Gryon-Diablerets ski area, offering over 130 km of slopes.

The village center, its shops, restaurants, and services, as well as several prestigious international private schools, are just a short walk away, ensuring a convenient and enjoyable year-round lifestyle, all while staying immersed in nature.

Access to the valley and beyond is fast and efficient: 15 minutes to Ollon, 20 minutes to the highway and 50 minutes to Lausanne.

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# Switzerland

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## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Bus stop
- Nursery
- Preschool
- Primary school
- International schools
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Shed
- Covered parking space(s)
- Barbecue-chimney

## INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Wine cellar
- Storeroom
- Workshop

- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Oversee camera

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Alps

## FINANCIAL DATA

**Price**

**CHF 1'450'000.-**

**Availability**

To be discussed

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