

## VILLARS-SUR-OLLON



Exceptional chalet with 15 rooms, elevator and panoramic view!

**CHF 5'950'000.-**

Parking place(s) included



15



7



~564.4 m<sup>2</sup>

n° ref.

**5376731\_19230**



**Switzerland | Sotheby's International Realty**  
Avenue Centrale 128, 1884 Villars-sur-Ollon

**Martine Fonteix**  
+41 79 892 11 91  
martine.fonteix@swsir.ch



Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

### **A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY CO-EXCLUSIVE!**

Chalet Capri is pleasantly nestled in a discreet, quiet setting at Domaine de l'Alpage in Chesières. Erected in 2006, originally a condominium complex with several apartments, it was eventually converted into a private chalet. It comprises 4 levels, 3 balconies and 2 terraces, as well as a private landscaped garden. With panoramic views of the Alps, it shares the plateau with Villars-sur-Ollon, an ideal and increasingly popular family mountain resort with a thriving year-round economy, renowned for its 4 internationally renowned colleges.

You'll find all the shops you need, restaurants serving traditional cuisine as well as more exotic fare, numerous recently renovated hotels, sports centers, a splendid 18-hole golf course, a skating rink, a large

ski area, cross-country and mountain bike trails, as well as several medical centers.

Easily accessible all year round by two roads, via Bex or Ollon, and thanks to various means of transport such as car, train and bus.

This chalet is available for sale as a second home, also for non-Swiss residents.

This superb property of approx 560m<sup>2</sup> has 15 rooms. Many spacious double living rooms and kitchens as well as an office, numerous dressing rooms, 7 bedrooms, 8 shower rooms and a guest toilet. An elevator is at your disposal to facilitate movement between each floor. With spacious rooms, plenty of sunshine and an incredible view of the Alps, it has all the benefits of an exceptional property with contemporary comforts. Ideal for 2 families.

**[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)**

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

On the lower ground floor, space is reserved for the first apartment with direct access from the garage. A splendid entrance hall leads to an office, several dressing rooms and checkrooms, a guest toilet, as well as a ski room and laundry room. A kitchen opening onto the dining room and living room has direct access to a landscaped outdoor area and a large 86 m<sup>2</sup> terrace. A shower room with shower and toilet, as well as a utility room and private laundry complete this floor.

On the upper floor, discover a second dining room opening onto a bright living room with fireplace and access to a balcony of approx. 27 m<sup>2</sup>. This level also features a storeroom and guest toilet. The other apartment features a first bedroom en suite with a shower room and dressing room.

The third level opens onto a spacious 50 m<sup>2</sup> living room with fireplace. 3 good-sized bedrooms with shower rooms, toilets and dressing rooms. A large balcony of approx. 54 m<sup>2</sup> is accessible from the living room and the 2 bedrooms.

The fourth floor, served by the elevator, opens onto a landing shared by two vast independent master suites, each of approx. 40 m<sup>2</sup>. The bedrooms feature fireplaces, high ceilings with beams, French windows giving access to private balconies, a large bathroom/shower, double basins, toilet and a large dressing room.

The basement of the residence has 4 parking spaces included in this lot.

Virtual visit of this property available on request.

**SURFACES**

Living area	~ 564.4 m <sup>2</sup>
Weighted Surface	~ 656.8 m <sup>2</sup>
Balcony Surface	~ 100.6 m <sup>2</sup>
Terrace surface	~ 126.5 m <sup>2</sup>
Volume	~ 2212 cbm

**CARACTERISTICS**

Number of flats	2
Number of floors	4
Number of rooms	15
Number of bedrooms	7
Number of bathrooms	8
Number of balcony	3
Number of terraces	2
Year of construction	2006
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Second home	Authorized
Inside parking place/s	4 included
Energy efficiency	C
Building envelope	C
Parking places	Yes, obligatory

**ANNEXES**

- 4 indoor parking spaces

**DISTANCES**

Public transports	100 m
Secondary school	500 m
Stores	500 m
Restaurants	500 m

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

- Entrance
- Office
- Hall
- Living room/kitchen
- Shower room
- Shoe room
- Checkroom
- Ski room
- Storage room
- Boiler room
- Laundry room
- Stairs and elevator to the first floor

**Garden floor**

- Living room/kitchen
- Landing
- Dining room
- WC, shower room
- Bedroom
- Dressing room
- Stairs and elevator
- Commissary

**1st floor**

- Landing
- Room 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Living room
- Hall
- Shower rooms 1,2,3, and 4
- Stairs and elevator to the attic

**Under the roof**

- Landing, elevator
- Master suite 1
- Bathroom 1 WC
- Dressing room 1
- Master suite 2
- Bathroom 2/wc
- Dressing room 2
- Balcony





## LOCATION

Located in a quiet and green environment in the village of Chesières, on the plateau of the popular resort of Villars-sur-Ollon. Enjoys a magnificent view on the alpine landscapes! Beautiful sunshine all day long.

## ACCESS

Motorway access to Aigle 20 kilometers, trains, buses, shuttles. 2 easy accesses all year long, by Ollon and Bex.

## CONSTRUCTION

Chalet built in 2006, in masonry and wood with a private elevator. The property has all the modern comforts, an optimal security system, high standing and refined materials. It is completed by many private premises. Very well maintained, this property is in an irreproachable state.

# Switzerland

# Sotheby's

INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Preschool
- Primary school
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Cellar
- Bicycle storage
- Ski storage
- Storeroom
- Fitness room
- Built-in closet
- Connected thermostat
- Water softener
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Penthouse
- Mezzanine
- Exposed beams
- With character

## EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen to furnish
- Kitchen island
- Kitchenette
- Cooker/stove
- Ceramic glass cooktop

## FINANCIAL DATA

**Price**

**CHF 5'950'000.-**

**Availability**

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- American Fridge
- Washing machine
- Dryer
- Secomat
- Connections for washing tower
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Internet connection
- Alarm
- Interphone
- Code door
- Oversee camera
- Security guard
- Caretaker
- Armoured door
- Electric garage door
- Outdoor lighting
- Home automation

## FLOOR

- Tiles
- Parquet floor
- Carpet
- Stone

## CONDITION

- As new

## ORIENTATION

- North

- South
- East
- West

## EXPOSURE

- Optimal
- All day
- Morning
- In the evening

## VIEW

- Panoramic
- Mountains
- Alps

## STYLE

- Modern

## STANDARD

- HPE (High Performance Energy)

## MISCELLANEOUS

- With full-time caretaker job



































