

## VILLARS-SUR-OLLON



Chalet L'Etoile des Alpes, panoramic view,  
close to amenities

**CHF 3'350'000.-**



9.5



6



~257 m<sup>2</sup>

n° ref. **040627DD**



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

**Sven Dutoit**

+41 79 675 12 66 - Fax +41 21 962 86 61

sven.dutoit@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

This splendid family chalet built in 1930 and completely renovated in 2014 is ideally located above the center of Chesières, 300m from transport and shops. The center of Villars can be reached on foot in 10-15 minutes. Set on a beautiful green plot in a dominant position, the view of the Alps and the center of Villars is spectacular, and the sunshine is optimal.

With over 350m<sup>2</sup> of total surface area spread over 4 levels, the spaces are spacious, open and bright. The 1st floor includes the large living room with its modern open kitchen, dining area and living room with stone fireplace, a separate TV room, all with access to the large south-facing terrace. A music room or study completes this level. Upstairs, the first sleeping area comprises 2 beautiful double bedrooms, with a third used as a dressing room/gym. A spacious bathroom and a south-facing balcony complete the first floor. The garden level, also accessible via a separate

entrance with ski room and checkroom, offers a second sleeping area with 3 attractive double bedrooms and 2 bathrooms. The basement also offers a large available space (games room/home cinema), a sauna and various technical and storage rooms.

The chalet structure is a PPE of 2 lots. With its independent entrance, the basement could easily be converted into an independent apartment that could accommodate household staff or be rented separately.

The chalet is gas-heated with distribution via radiators and underfloor heating.

The outdoor spaces invite relaxation: deck terrace with integrated Jacuzzi and flat lawn ideal for family activities and children.

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

At parking level, 4 to 5 vehicles park easily. It is possible to build garages.

The chalet is available as a primary or secondary residence. Sale to foreigners not domiciled in Switzerland is conditionally possible

## SURFACES

|                   |                       |
|-------------------|-----------------------|
| Living area       | ~ 257 m <sup>2</sup>  |
| Surface of parcel | ~ 1272 m <sup>2</sup> |
| Useful surface    | ~ 383 m <sup>2</sup>  |
| Volume            | ~ 1154 cbm            |

## CARACTERISTICS

|                               |                             |
|-------------------------------|-----------------------------|
| Number of floors              | 4                           |
| Number of rooms               | 9.5                         |
| Number of bedrooms            | 6                           |
| Number of bathrooms           | 4                           |
| Number of toilets             | 5                           |
| Number of balcony             | 2                           |
| Number of terraces            | 1                           |
| Year of construction          | 1930                        |
| Year of restoration           | 2014                        |
| Heating system                | Gas                         |
| Domestic water heating system | Gas                         |
| Heating installation          | Radiator, Floor,<br>Chimney |
| Second home                   | Authorized                  |
| Energy efficiency             | C                           |
| Building envelope             | D                           |
| Altitude                      | 1230 m                      |
| Basement                      | 1                           |

## DISTANCES

|                   |        |
|-------------------|--------|
| Station           | 1374 m |
| Public transports | 232 m  |
| Primary school    | 1660 m |
| Stores            | 333 m  |
| Cable car         | 1194 m |
| Restaurants       | 289 m  |

## DISTRIBUTION

### Garden floor

- 2 large double bedrooms
- Double bedroom with access to terrace
- Bathroom/WC
- Shower room/WC
- Storage space

### 1st floor

- Entrance hall
- Open fitted kitchen with bar
- Open dining area
- Living room with French doors to terrace and balcony
- TV room/bedroom, sliding wall
- Music room/study
- Separate WC
- Large south-facing terrace

### 2nd floor

- 2 double bedrooms, balcony access
- Dressing room or bedroom
- Separate WC
- Bathroom with bath, Italian shower, double washbasin

### Basement

- Separate entrance
- Cloakroom and ski/bike room
- Games room/Home cinema
- Laundry room
- Sauna
- Shower room/WC
- Utility room and boiler room
- Cellar

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## MUNICIPALITY

Villars-sur-Ollon lies on a sunny plateau in the south of canton de Vaud, in western Switzerland. The locality offers panoramic views across the Rhône valley to Lake Geneva. This family-friendly mountain resort is famous for its Villars-Gryon-Les Diablerets winter sports area and 18-hole golf course. Explore the chalet village and its alpine ambience. Take the train to col de Bretaye, where you can stroll along the shores of four mountain lakes idyllic. Or continue to the summit of Chamossaire, at 2112 meters above sea level, and enjoy its fantastic panorama all the way to Mont Blanc. On the way back, take a break at the Golf Club de Villars. In the evening, enjoy the village's fine cuisine, refined boutiques and wellness facilities. Villars-sur-Ollon offers a wide range of leisure activities. In summer, hiking trails, via ferrata and trail biking routes and swimming lakes invite visitors to discover the Vaud countryside. In winter, the popular winter sports areas of Villars-Gryon-Les Diablerets and Glacier 3000 are

within easy reach. There's a huge choice of downhill, cross-country and toboggan runs, as well as snowparks. Not forgetting, of course, the many après-ski offers.

## OUTSIDE CONVENIENCES

- Terrace deck with jacuzzi
- Large flat lawn
- Multi-level gardens
- Covered parking space
- 4-5 open parking spaces

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

**NEIGHBOURHOOD**

- Mountains
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- International schools
- Public swimming pool
- Near a golf course
- Ski resort
- Hiking trails

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Covered parking space(s)
- Parking
- Jacuzzi

**INSIDE CONVENIENCES**

- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Cellar
- Bicycle storage
- Ski storage
- Sauna
- Fitness room
- Recreationroom

- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Furnished kitchen
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor
- Carpet

**CONDITION**

- Very good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Panoramic
- Mountains
- Alps

**STYLE**

- Classic
- Modern

**FINANCIAL DATA****Price****CHF 3'350'000.-****Availability**

To be discussed

**Judicial form**

PPE

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



Terrace deck



Living room



Garden



Chalet



Dining area



TV room

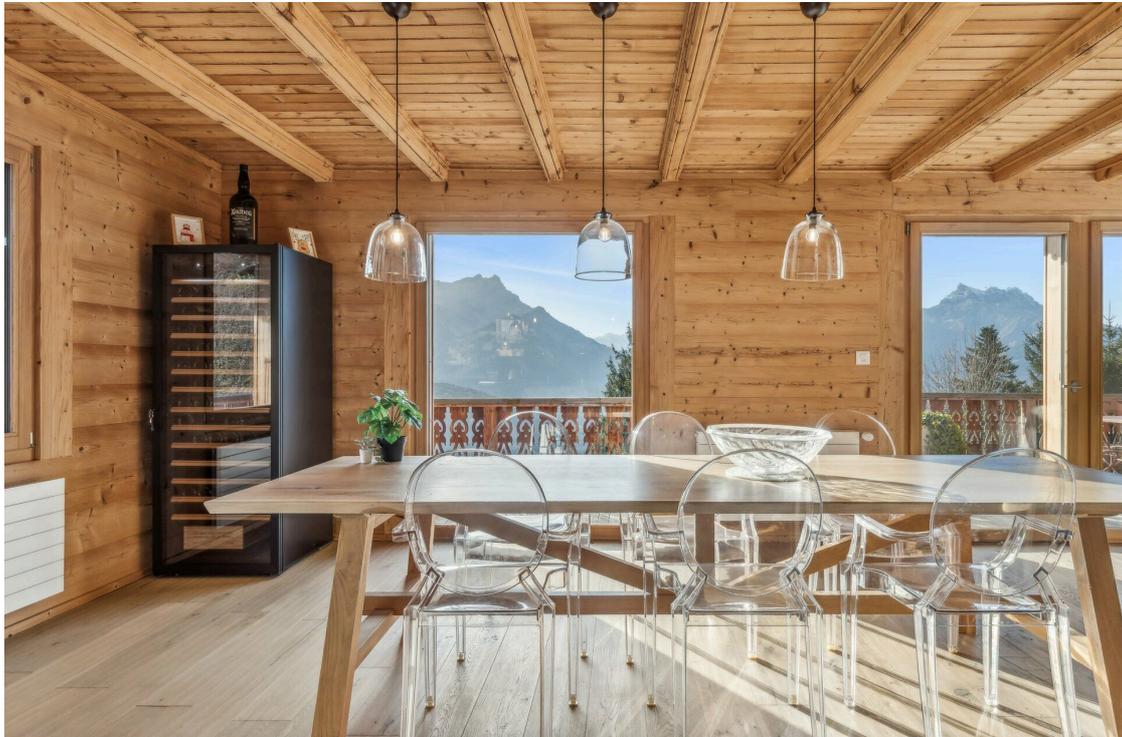


Dining & Living room



Kitchen





Dining area - kitchen



Terrace - main floor



Music room / Office



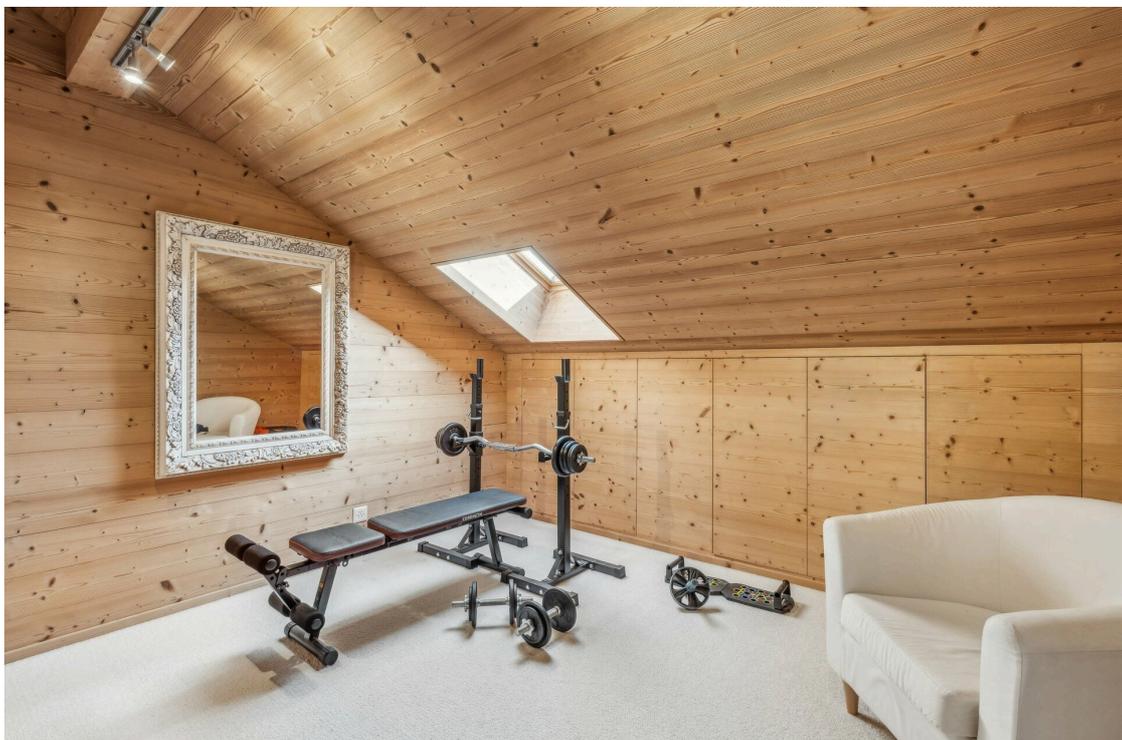
Guest WC



Bedroom 1 - 1st floor



Bedroom 2 - 1st floor



Bedroom 3 / Dressing room - 1st floor



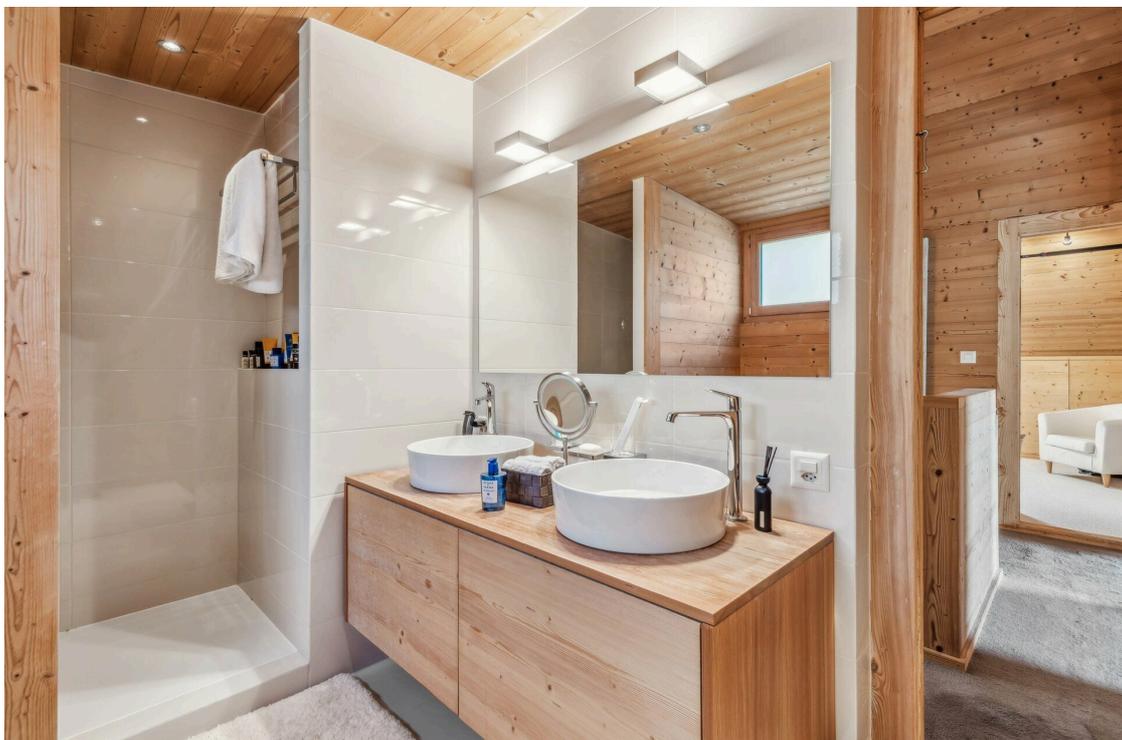
Dents du Midi view



Villars views



Bathroom 1st floor



Bathroom 1st floor



Bedroom 5 - garden level



Bedroom 4 - garden level



Bedroom 6 - garden level



Bathroom - garden level



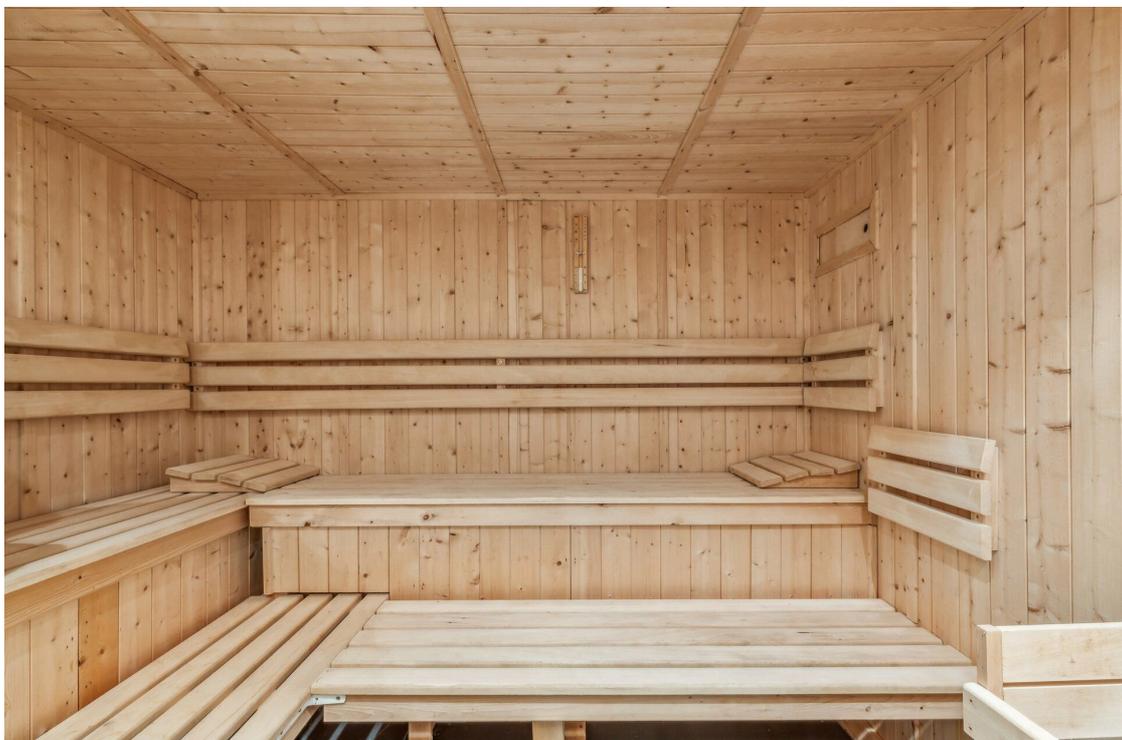
Bathroom - garden level



Playroom - basement



Sauna - basement



Sauna



Chalet



Chalet



Chalet

