

VILLARS-SUR-OLLON



Les Chaux Fleuries - An exceptional chalet SKI
IN SKI OUT

CHF 4'400'000.-



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270 m²

n° ref. **045907**



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

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

Perched high above the prestigious resort of Villars-sur-Ollon, this exceptional property offers breathtaking panoramic views of the Alps as well as direct access from the Bouquetins ski slope, perfectly combining Alpine elegance with the practicality of ski-in/ski-out access.

Situated at the top of the Domaine de la Résidence, a private park of almost 80 hectares, the chalet is located in the eastern loop of the resort, right on the edge of the slopes, while remaining just a few minutes from the center of Villars-sur-Ollon and its shops. Edified in 2000 on a generous plot of 1,920 m², Chalet Chaux-Fleuries deploys 270 m² of living space over several levels and stands out for its bright spaces and refined finishes.

The property features five spacious bedrooms, four bathrooms, two fully equipped kitchens, a double

indoor garage with automatic door, a checkroom and ski-room, as well as an atomic shelter, offering comfort, practicality and security in equal measure.

The chalet also benefits from significant potential for extension and the possibility of building a swimming pool, with planning permission already obtained, making this property a rare opportunity on the market.

This property combines refinement, comfort and a dominant position, ideal for a prestigious primary or secondary residence in the heart of the Swiss Alps.

SURFACES

Living area	270 m ²	Visitors' WC
Surface of parcel	1920 m ²	Living room with fireplace
Volume	1098 cbm	Open kitchen

CARACTERISTICS

Number of floors	4	Master suite
Number of rooms	7	Attached bathroom
Number of bedrooms	5	Double bedroom
Number of bathrooms	4	Bathroom
Number of balcony	1	Southwest balconies
Number of terraces	1	
Year of construction	2000	
Heating system	Gas	
Domestic water heating system	Gas	
Heating installation	Floor	
Second home	Authorized	
Energy efficiency	D	
Building envelope	D	
Altitude	1440 m	
Basement	1	

DISTANCES

Station	1761 m
Public transports	1099 m
Secondary II school	1101 m
Stores	1521 m
Cable car	1083 m
Restaurants	1137 m

DISTRIBUTION

Lower ground floor

Double indoor garage
Ski locker
PC utility room
Laundry and technical room
3 double bedrooms
2 bathrooms

Upper ground floor

Entrance hall

NEIGHBOURHOOD

- Green
- Mountains
- International schools
- Ski piste
- Ski lift
- Hiking trails
- Doctor

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- CP-Shelter
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Connections for washing tower
- Bath
- Shower
- Electric garage door

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Forest
- Alps

STYLE

- Classic

FINANCIAL DATA

Price

CHF 4'400'000.-

Availability

immediately

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