

OLLON VD



Modern 4-bedroom chalet between Ollon and
Villars

CHF 1'150'000.-

Parking place(s) included



5.5



4



~125 m²

n° ref. **042419**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This family chalet in a main residence, halfway between Ollon and Villars-sur-Ollon, will offer you a peaceful quality of life close to nature, while being just an 8-minute drive from the plain and all its amenities.

Built in 2015, on a plot of around 471 m², this property features a large single-storey terrace. Facing due south, it benefits from optimum sunshine throughout the day and a breathtaking view of the Alpine massifs and the Dents du Midi. With two levels and a basement, the house combines tradition and modernity: a concrete structure clad in wood, offering the comfort of contemporary construction while retaining the charm of a mountain chalet. With 125 m² of living space and 180 m² of floor space, this chalet has 4 bedrooms, 3 of which are very spacious. Spaces have been carefully optimized, offering generous volumes and beautiful luminosity.

The recent construction with excellent thermal and

sound insulation, is complemented by triple-glazed windows and a pellet heating system, contributing to reduced costs.

The garden is fully fenced and has a large terrace with a stone BBQ with pizza oven.

Two outdoor parking spaces are available in front of the house, as well as a garage box that can accommodate one vehicle.

In perfect condition and easy to maintain, this property is ideal for a family looking for serenity while remaining close to amenities, Villars-sur-Ollon, its ski area and the freeway.

SURFACES

| | |
|-------------------|----------------------|
| Living area | ~ 125 m ² |
| Surface of parcel | ~ 471 m ² |
| Useful surface | ~ 180 m ² |
| Volume | ~ 898 cbm |

CHARACTERISTICS

| | |
|-------------------------------|-----------------|
| Number of rooms | 5.5 |
| Number of bedrooms | 4 |
| Number of bathrooms | 2 |
| Number of toilets | 2 |
| Number of balcony | 1 |
| Number of terraces | 1 |
| Year of construction | 2015 |
| Year of restoration | 2024 |
| Heating system | Pellets |
| Domestic water heating system | Pellets |
| Heating installation | Floor |
| Second home | Non authorized |
| Outside parking place/s | 2 included |
| Number of boxes | 1 included |
| Total nb. of parkings | 3 included |
| Altitude | 884 m |
| Parking places | Yes, obligatory |

DISTRIBUTION**Garden floor**

- Entrance hall with storage
- Shower room with shower/wc
- Bedroom
- Large living room with open fitted kitchen

1st floor

- 3 large bedrooms with beautiful volumes
- 1 bathroom/shower and WC

Basement

- Workshop
- Laundry room
- Technical room
- Storage room



LOCATION

Perfectly situated between Ollon and Villars-sur-Ollon in a bucolic setting, Hameau des Combes boasts magnificent views of the surrounding mountains and the Dents du Midi. This hamlet, nestled at an altitude of 884m, is part of the commune of Ollon, the 6th largest commune in the Canton of Vaud.

A bus stop is located just outside the village entrance. Ollon can be reached in less than 8 minutes by car, as can Villars-sur-Ollon and its ski area. You'll be able to enjoy magnificent hiking trails, ski slopes and mountain bike trails. The freeway can be reached in 10 minutes by car.

Switzerland

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NEIGHBOURHOOD

- Mountains
- Residential area
- Bus stop
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Greenery
- Fence
- Box
- Visitor parking space(s)
- Barbecue-chimney
- Pizza Oven

INSIDE CONVENIENCES

- Open kitchen
- Craft room
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal

VIEW

- Nice view
- Alps

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'150'000.-

Availability

To be discussed

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Salon



Kitchen



Kitchen



Terrace



Room 1



Room 2



Room 3



Bathroom upstairs



Room 4



Bathroom Ground floor



Laundry



Terrace