

## OLLON VD



Splendid chalet between plains and mountains, excellent energy levels

**CHF 2'300'000.-**



7



4



~232 m<sup>2</sup>

n° ref. **044134**



**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

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## SITUATION AND DESCRIPTION

EXCLUSIVITY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

This magnificent and spacious 7-room chalet is ideally located in the heart of nature in the hamlet of Glutières between the ski resort of Villars-sur-Ollon with its international schools and Ollon on the plain with freeway access 2km away. West-facing, it enjoys optimum sunshine from morning to night. The view over the valley and mountains from the Trient Glacier to the Grammont overlooking Lake Geneva is breathtaking.

Built in 2010 on 3 levels, the chalet underwent final refurbishments in 2022 including window enlargements, stairwell conversions as well as terrace, garden and external access landscaping.

The day area features a fully open-plan first floor with

a library and lounge area, a vast dining area, an open-plan kitchen and commissary. A central fireplace with two fireplaces separates the floor. On the west side, facing the setting sun, a sheltered balcony provides a lovely space for relaxing. To the south, a vast paved terrace is laid out with garden furniture and parasols, all opening onto the lawn and its various vegetable patches.

The upstairs night area includes the vast master bedroom with en-suite bathroom and dressing room, two large double bedrooms sharing a shower room, and a vast central space converted into an office.

The lower floor includes the entrance hall/vestiary serving a spacious games room and its climbing wall, the laundry room and wine cellar, a 4th double bedroom ideal for guests. The technical area features a beautiful cellar, the heating room and internal access

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to the garage.

Technically, the chalet is in excellent condition and rated B on the cantonal energy certificate. Underfloor heating is provided by an air-to-water heat pump. Solar panels supply domestic hot water.

The chalet is available as a primary or secondary residence for Swiss residents.

**SURFACES**

Living area	~ 232 m <sup>2</sup>
Surface of parcel	~ 1509 m <sup>2</sup>
Useful surface	~ 348 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors	3
Number of rooms	7
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	3
Number of balcony	2
Year of construction	2010
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Authorized
Energy efficiency	B
Building envelope	B
Altitude	760 m

**DISTANCES**

Station	1526 m
Public transports	314 m
Freeway	3701 m
Primary school	2133 m
Secondary school	2133 m
Stores	3210 m
Cable car	3516 m
Post office	1912 m
Hospital	12167 m
Restaurants	1901 m

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

- Double garage
- Entrance hall/cloakroom
- Large double bedroom
- Gym/climbing wall
- Laundry room/wine cellar

- Cellar/heating

**Upper ground floor**

- Living room
- Library area
- Dining area
- Open kitchen/cash room
- Visitor toilet
- West balcony

**1st floor**

- Central landing/office
- Master bedroom, en suite bathroom, dressing room
- West double bedroom
- East double bedroom
- Shower room
- West balcony





## OUTSIDE CONVENIENCES

- Paved terrace
- Potagers
- Lawn and forest

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## NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Child-friendly

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Built on a sloping hillside

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Pantry
- Cellar
- Wine cellar
- Recreationroom
- Built-in closet
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams

## EQUIPMENT

- Furnished kitchen
- Washing machine

- Dryer
- Bath
- Shower
- Thermal solar collector system
- Outdoor lighting

## FLOOR

- Tiles

## CONDITION

- As new

## ORIENTATION

- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Panoramic
- Fields
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

**Price**

**CHF 2'300'000.-**

**Availability**

To be discussed

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Terrace



Chalet





Living room



Library





TV corner



Kitchen





Dining area

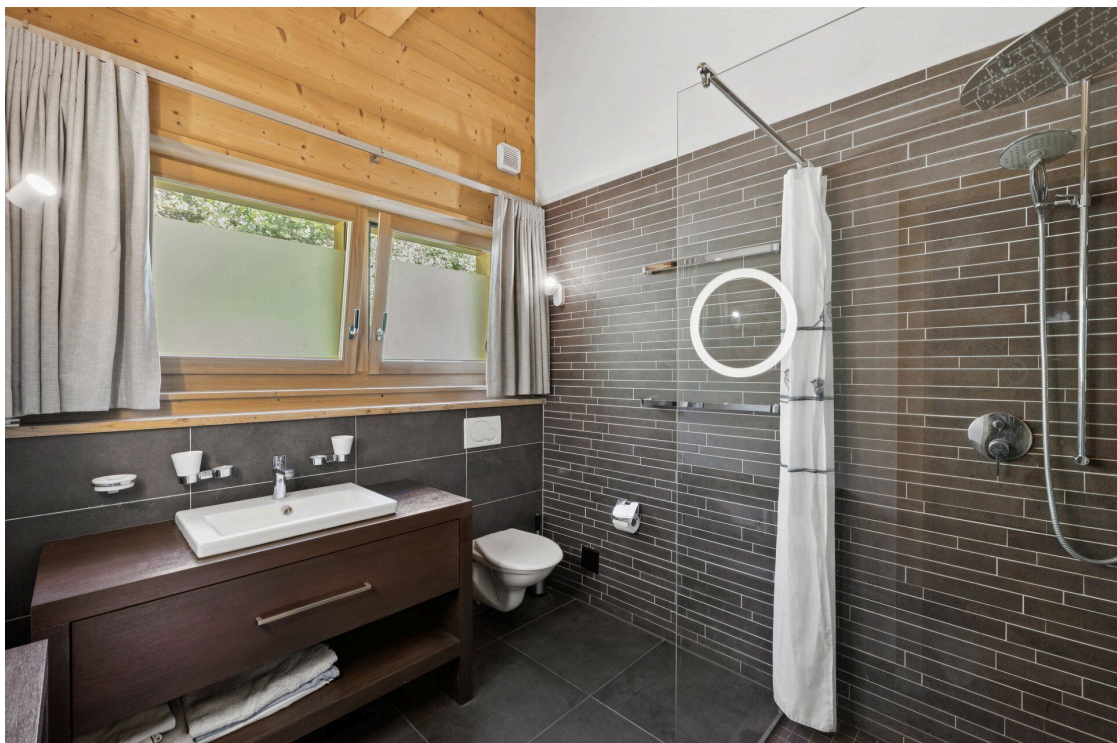


Office 1st floor





Master bedroom



Bathroom





Bedroom 2



Bedroom 3





Shower room



Bedroom 4





Sports room



Chalet