

# GRYON



Chalet "Au Paradis" - A haven of peace in the  
heart of nature

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**CHF 1'590'000.-**



4.5



3



~121 m<sup>2</sup>

n° ref. **040090**



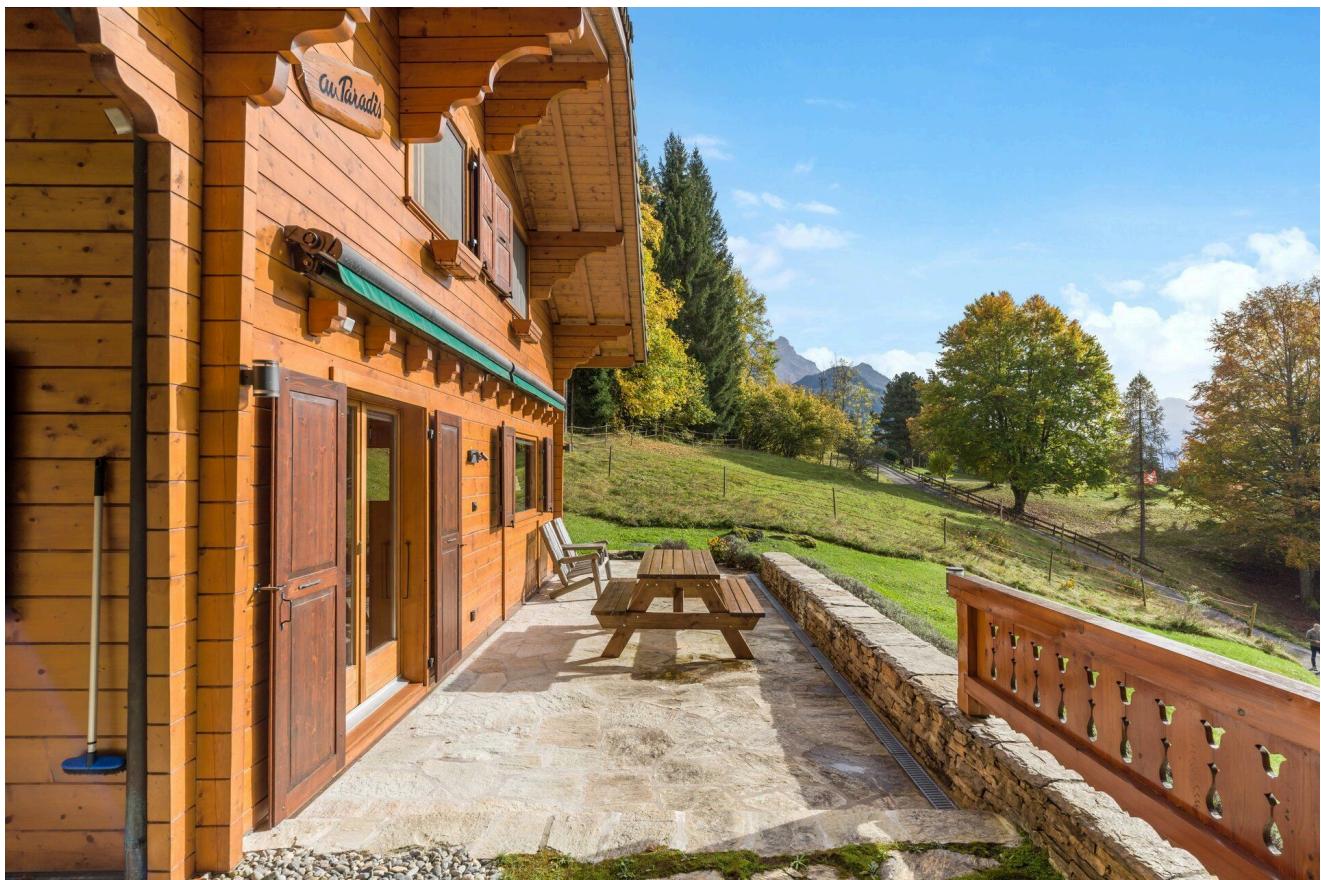
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## SITUATION AND DESCRIPTION

Nested in an unspoilt clearing, surrounded by forests and pastures, the chalet "Au Paradis" lives up to its name perfectly. Away from any residential area, this rare property offers absolute tranquility, total privacy and a privileged immersion in nature, while remaining easily accessible.

With a living area of around 121 m<sup>2</sup>, this chalet built in 1965 and renovated in 2008 combines Alpine charm, noble materials and modern comfort.

A warm, bright living space

The entrance opens onto a welcoming hall with large storage cupboards and a guest toilet, offering a functional space from the moment you arrive. The hall then leads to the light-filled, southwest-facing living room with windows on three sides. The fireplace lends the room a warm, cosy atmosphere, ideal for winter evenings.

A wide French window gives access to a superb dry-stone terrace, a true extension of the living room, offering unobstructed views of the forest and mountains - an idyllic setting for alfresco dining or moments of relaxation.

The fully-equipped kitchen, complete with window, stands out for its handmade terracotta tiling, bringing authenticity and elegance.

An adjoining laundry area, equipped with built-in cupboards and integrating the utility room, cleverly completes this level

A renovated night floor, elegant and soothing

The upper floor is entirely dedicated to the night space, accessed via a bright corridor at the top of the staircase.

It includes three beautiful bedrooms, all featuring:

- mansard ceilings,
- wooden walls,
- large windows,
- and built-in wardrobes.

The north-facing bedroom also benefits from a large velux window, offering abundant natural light and a peaceful atmosphere.

A superb shower room completes this floor:

- natural slate floor,
- stone washbasin carved by a Valais craftsman,
- Italian-style shower bathed in light thanks to a velux window,  
creating a space both refined and Zen.

Parking and annexes:

A chalet-style garage box built in 2001, located below the plot, provides parking for one vehicle and ample storage space.

In addition, the property features:

- a covered parking space under the chalet,
- and space for at least two additional vehicles to be parked outside, for a total of 4 parking spaces.

The chalet is available as a primary or secondary residence, as well as for sale to foreigners

## SURFACES

Living area	~ 121 m <sup>2</sup>	Exterior reduction
Surface of parcel	~ 1263 m <sup>2</sup>	
Terrace surface	~ 26 m <sup>2</sup>	
Useful surface	~ 148 m <sup>2</sup>	
Volume	~ 514 cbm	

## 1st floor

3 bedrooms
Bathroom
Shower room

## CARACTERISTICS

Number of floors	3
Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	3
Number of terraces	1
Year of construction	1965
Year of restoration	2008
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Altitude	1170 m

## DISTANCES

Station	780 m
Public transports	780 m
Primary school	897 m
Cable car	2102 m
Restaurants	818 m

## DISTRIBUTION

### Lower ground floor

Workshop, boiler room

### Upper ground floor

Entrance hall
Buanderie
Living room with fireplace
Closed kitchen
Dining area
Visitors' WC
Terrace



## MUNICIPALITY

The Barboleuse ski resort (Gryon) is a quiet, family-friendly alpine destination, integrated into the Villars-Gryon-Les Diablerets ski area and linked to its vast pistes by the Chaux gondola, which transports you directly to the high peaks in around ten minutes.

It offers an authentic, south-facing environment with magnificent Alpine panoramas, perfect for downhill skiing and winter or summer hiking, while remaining far from the hustle and bustle of the big resorts and still benefiting from access to the area's more extensive facilities and ski links.

Access from Gryon, via a picturesque mountain road, makes it easy to reach the property while enjoying alpine panoramas and an unspoilt setting, just minutes from the resorts of Gryon, Villars and the amenities of Bex.

## ACCESS

Located in the commune of Bex with access from Gryon, this location benefits from a quiet, natural environment on the edge of forests and pastures, offering privacy and serenity.

## NEIGHBOURHOOD

- Green
- Mountains
- Ski resort
- Hiking trails

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Parking
- Garage

## INSIDE CONVENIENCES

- Guests lavatory
- Storeroom
- Workshop
- Furnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Bath
- Shower

## FLOOR

- Tiles

- Carpet

## ORIENTATION

- South
- West

## EXPOSURE

- Optimal
- Morning

## VIEW

- Nice view
- Forest
- Mountains

## STYLE

- Classic

## FINANCIAL DATA

### Price

**CHF 1'590'000.-**

### Availability

immediately

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