

OLLON VD



Luxurious chalet with modern, cosy charm
between Ollon and Villars

CHF 1'950'000.-

Annexe(s) and parking place(s) included



6.5



5



~220 m²

n° ref. **045716**



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

Milena Mazzoleni
+41 76 680 03 81
milena.mazzoleni@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Located on the heights of Ollon, just a few minutes' drive from Villars-sur-Ollon, a charming ski resort in the Vaud Alps, this superb 6.5 room chalet of around 220 m² living space and 280 m² usable space enjoys a privileged location in the heart of the hamlet of Glutières, in a peaceful environment close to nature.

South-facing, it enjoys optimum sunshine throughout the day and offers unobstructed, unobstructed views over the valley, the surrounding mountains and the Trient massif.

Built in 2009 by renowned local craftsmen, the chalet consists of a main building spread over three levels with ground-level access from the 1st floor.

The architecture is elegant and the materials used are

of the highest quality: natural stone, old wood and meticulous finishing give the whole a warm, contemporary atmosphere, where every detail underlines the authenticity and refinement of the Alpine art of living. Generous volumes and wide openings ensure exceptional luminosity.

You'll immediately be seduced by the vast open-plan living space of around 60 m² bathed in light thanks to its large bay windows. The large fireplace adds a cosy touch, and the balcony extends this space, offering spectacular views of the valley and the Dents du Midi. The open, fully-equipped, custom-built kitchen features a central island.

On the upper floor you'll enjoy a spacious loft-style master suite, with its exposed framework, a bathtub, an additional en suite bathroom with shower and toilet, and a very large dressing room. Lots of charm,

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volume and privacy.

Perfectly maintained, this chalet benefits from an excellent B-rated energy certificate.

beautiful panorama and absolute calm. A carport for two vehicles and a spacious storage/workshop room complete this rare property, harmoniously combining aesthetics, comfort and serenity.

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

SURFACES

Living area	~ 220 m ²
Surface of parcel	~ 1908 m ²
Useful surface	~ 280 m ²
Volume	~ 1310 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	4
Number of balcony	2
Year of construction	2009
Heating system	Wood, Pellets
Domestic water heating system	Pellets, Solar
Heating installation	Floor, Chimney
Second home	Authorized
Total nb. of parkings	2 included
Energy efficiency	B
Building envelope	B
Annexe (Workshop)	included
Parking places	Yes, obligatory

NEIGHBOURHOOD

- Village
- Mountains
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Annex
- Covered parking space(s)

INSIDE CONVENIENCES

- Open kitchen
- Workshop
- Fireplace
- Bright/sunny
- Exposed beams
- With character
- Timber frame

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Thermal solar collector system
- Home automation

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Favourable
- All day

VIEW

- Clear
- Mountains

FINANCIAL DATA**Price****CHF 1'950'000.-****Availability**

immediately

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Salon



Salon



Entrance



Master Bedroom



Bathroom and Dressing Room Master bedroom



Room 2



Bathroom 2



Room 3



Room 4



Visitor toilets



