

# LEYSIN



Splendid chalet with breathtaking views of the Alps, private access

**CHF 1'650'000.-**



6



5



~170 m<sup>2</sup>

n° ref.

**5804063\_034965**



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## SITUATION AND DESCRIPTION

Ideally located in the sought-after Esserts district of Leysin, just 150 meters from public transport, this superb contemporary chalet benefits from a south-western orientation ensuring optimal sunshine throughout the day as well as breathtaking panoramic views of the Alps.

Just 1 km away, the Berneuse gondola provides direct access to the Leysin-Les Mosses-La Lécherette ski area. The resort is also part of the MagicPass package, offering access to 85 ski areas.

Edified in 2016 on three levels, this chalet was built with high-quality materials and meticulous finishes, combining Alpine elegance and modern comfort. It also boasts a pleasant outdoor space, ideal for enjoying the exceptional natural setting.

With a living area of around 170 sq.m., the upper

ground floor hosts a vast living space bathed in light, including an open kitchen with central island, a warm living room embellished with a fireplace, a double bedroom as well as a bathroom.

The first floor is dedicated to the sleeping area and comprises three double bedrooms, all benefiting from direct access to the balcony.

The lower ground floor houses the technical rooms as well as a generous room of almost 60 m<sup>2</sup>, offering great potential for conversion, notably into an independent studio.

Situated at the end of a private road, the chalet enjoys a quiet and privileged environment. The sale also includes three non-constructible annex plots totaling 3'929 m<sup>2</sup>, guaranteeing total privacy and a preserved natural setting.

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The plot is completed by a double garage.

Rarely available, this chalet is intended exclusively for use as a primary residence.



**SURFACES**

Living area	~ 170 m <sup>2</sup>
Surface of parcel	~ 3929 m <sup>2</sup>
Volume	~ 806 cbm

**CHARACTERISTICS**

Number of floors	3
Number of rooms	6
Number of bedrooms	5
Number of bathrooms	3
Number of balcony	2
Number of terraces	1
Year of construction	2016
Second home	Non authorized
Basement	1

**DISTANCES**

Public transports	150 m
Primary school	1735 m
Stores	1765 m
Cable car	1041 m
Bank	1330 m
Restaurants	1090 m

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

- Large room approx. 65 m<sup>2</sup>
- Technical room/laundry room
- Shower room
- Economat

**Ground floor**

- Main entrance
- Entrance hall
- Kitchen open to dining/living room
- Dining room with balcony access
- Living room with fireplace and balcony access
- Double bedroom
- Shower room/wc
- Floor access

**1st floor**

- Master bedroom
- En-suite bathroom/wc
- 2 bedrooms
- Bathroom
- Balcony with panoramic view

**NEIGHBOURHOOD**

- Village
- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Ski resort
- Ski lift
- Hiking trails

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Garage

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Storeroom
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen

- Kitchen island
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Good

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Clear
- Unobstructed
- Forest
- Mountains

**STYLE**

- Modern

**FINANCIAL DATA****Price**

CHF 1'650'000.-

**Availability**

immediately

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