

# HUÉMOZ



5-bedroom family chalet at the entrance to  
Villars-sur-Ollon

**CHF 730'000.-**

Price of parking place(s) in addition



6.5



5



~130 m<sup>2</sup>

n° ref. **043368**



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## SITUATION AND DESCRIPTION

The Chalet Fleuri, built in 1949 and renovated between 2016 and 2020, stands on a green plot of around 800m<sup>2</sup>. It enjoys a lovely, unoverlooked view of the Alpine massifs such as the Grand Muveran and the Dents-du-Midi.

Divided over three floors, it has a floor area of around 160m<sup>2</sup> of usable space and a volume of 440 m<sup>3</sup>. With its 5 bedrooms, Chalet Fleuri can easily accommodate your entire family or friends.

This chalet also offers interesting renovation and extension potential, whether as a main residence or a vacation pied-à-terre.

Concerning renovation work already carried out: new kitchen and bathroom, new oil-fired boiler and wood/hydro stove, insulation on some walls, new double and triple-glazed windows, revised electricity and internal

plumbing.

Facing due south, it enjoys plenty of sunshine throughout the day.

Two outdoor parking spaces are available at the front of the plot.

Located at the gateway to Villars-sur-Ollon, this property is ideal for lovers of nature and outdoor activities, while being just minutes from all local amenities, schools, transport and 15mn from the plain. This property is also ideal for first-time buyers.

Available as a primary or secondary residence.

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**SURFACES**

Living area	~ 130 m <sup>2</sup>
Surface of parcel	~ 797 m <sup>2</sup>
Useful surface	~ 160 m <sup>2</sup>
Volume	~ 436 cbm

**CARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Number of terraces	1
Year of construction	1949
Year of restoration	2020
Heating system	Fuel oil, Wood
Heating installation	Radiator, Stove
Second home	Authorized
Outside parking place/s	2 included
Construction zone	Zone Agricole
Energy efficiency	D
Building envelope	C

**ANNEXES**

- 2 outdoor parking spaces

**DISTRIBUTION****Garden floor**

- Open fitted kitchen
- Living room
- Technical room with storage
- Bathroom with shower and wc

**1st floor**

- 2 bedrooms opening onto south-facing balcony, mountain views
- Bathroom with shower
- Separate WC

**2nd floor**

- 3 bedrooms

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## LOCATION

Located at the entrance to Villars-sur-Ollon, just before Chesières, Chalet Fleuri is accessed via a private road serving 2 other chalets and overlooking the main road. Facing south, the plot is lush and green, with direct access to the forest behind the chalet, the Vita trail and hiking paths. Enjoy direct views of the Alpine massifs, including the Mueran and the Dents du Midi.

Villars-sur-Ollon is a charming resort in the Vaud Alps, offering a peaceful and exclusive living environment. The village center is home to numerous shops, local services and restaurants, as well as several highly prestigious international private schools.

The Villars/Gryon/Diablerets ski area is just a few minutes' drive away, offering 135km of slopes and numerous hiking and mountain bike trails, not to mention the magnificent 18-hole golf course and the

famous BVB cogwheel train to Bretaye.

A bus stop is located next to the chalet, on the main road.

The Aigle train station can be reached in 15mn by car, the autoroute in less than 20mn, Lausanne in 55 mn.

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## NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Ski resort
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Exclusive use of garden
- Greenery
- Parking

## INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Swedish stove
- Double glazing
- Triple glazing

## ORIENTATION

- South

## EXPOSURE

- Favourable

## VIEW

- Nice view
- Mountains

## FINANCIAL DATA

**Price**

**CHF 730'000.-**

**Availability**

To be discussed

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