

# LEYSIN



Chalet with home cinema indoor jacuzzi and  
panoramic views

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**CHF 2'700'000.-**



10



5



~196 m<sup>2</sup>

n° ref. **21618**



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## SITUATION AND DESCRIPTION

Built in 2002, completely renovated and enlarged in 2012, this magnificent chalet will seduce you by the quality of its services. Located on the Esserts plateau facing the Alps, it offers a spectacular southern view from the Diablerets massif to the Dents-du-Midi. The sunshine is guaranteed from morning to evening.

The chalet has 4 spacious double bedrooms, an indoor relaxation area with jacuzzi and bar for your après-ski as well as a comfortable home cinema. The large living room with fireplace is complemented by a separate reception area. For the home office, a large office room is equipped with IT. A ski locker, the laundry room, a wine cellar and the boiler room complete the lower ground floor.

To relax, the large balcony offers a covered terrace in front of the kitchen as well as a sheltered area with fireplace, all facing the Alps. In summer, the garden is

equipped with a barbecue area with a large stone table. The exterior is completed by a garage/workshop and a separate gym area. Numerous parking spaces are available in front of the chalet.

On the technical level, the chalet is heated by gas with floor heating distribution. All windows are double glazed.

This magnificent property is available as a primary or secondary residence as well as for sale to foreigners.

To get a feel for the place, a 3D visit is available on request.

## SURFACES

Living area	~ 196 m <sup>2</sup>
Surface of parcel	~ 1058 m <sup>2</sup>
Garden surface	~ 949 m <sup>2</sup>

## CARACTERISTICS

Number of floors	3
Number of rooms	10
Number of bedrooms	5
Number of bathrooms	4
Year of construction	2002
Year of restoration	2012
Heating system	Gas
Domestic water heating system	Gas
Second home	Authorized
Energy efficiency	C
Building envelope	C

## ANNEXES

- Garage / storage
- Gym

## DISTANCES

Station	1554 m
Public transports	800 m
Stores	1000 m
Cable car	803 m
Restaurants	840 m

## DISTRIBUTION

### Garden floor

- Entrance hall
- Cloakroom / ski
- Cinema room
- Large office
- Double bedroom
- Shower room
- Jacuzzi room with bar
- Laundry room
- Boiler room
- Terrace

### Upper ground floor

- Large living room with fireplace
- Dining area
- Fully equipped kitchen
- Reception room with fireplace
- Extra bedroom with shower room
- South balcony and covered west terrace

### 1st floor

- Master bedroom with dressing room and bathroom
- Double room
- Double bedroom
- Shower room
- South balcony



## OUTSIDE CONVENIENCES

- Barbecue area
- Multi-level garden
- Parking spaces

## NEIGHBOURHOOD

- Green
- Mountains
- Railway station
- Bus stop
- International schools
- Public swimming pool
- Sports centre
- Ski resort

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Annex
- Parking
- Garage

## INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Jacuzzi
- Home cinema
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

## EQUIPMENT

- Furnished kitchen
- Wine cooler

## FINANCIAL DATA

**Price**

**CHF 2'700'000.-**

**Availability**

To be discussed

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