

# CHÂTEAU-D'OEX



LES GRANGES

**Price upon request**

Parking place(s) included



10



6



~269.5 m<sup>2</sup>

n° ref. **042031**



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## SITUATION AND DESCRIPTION

Perched on a sunny hillside, this charming chalet in Les Granges, very well upkeep, offers exceptional panoramic views of the surrounding mountains. Built on three levels, it comprises two separate living units, offering flexibility and comfort. The chalet can also be used as a large family home, ideal for hosting family and friends.

The chalet benefits from 269.5 m<sup>2</sup> of living space built on a 960 m<sup>2</sup> plot.

Carefully maintained, it features all modern comforts. A beautiful terrace lets you take full advantage of the view, while a large garden surrounds the property, offering a peaceful, verdant outdoor space.

Located at the end of a residential area, the chalet benefits from a calm and relaxing environment, perfect for those seeking tranquility without being isolated.

This rare property combines alpine charm, modern comfort and an exceptional natural setting. An opportunity not to be missed for lovers of the mountains and serenity.

**SURFACES**

Living area	~ 269.5 m <sup>2</sup>
Surface of parcel	~ 960 m <sup>2</sup>
Volume	~ 1098 cbm

**CHARACTERISTICS**

Number of floors above ground	3
Number of rooms	10
Number of bedrooms	6
Number of bathrooms	6
Number of toilets	1
Number of balcony	3
Year of construction	1984
Heating system	Heat pump
Domestic water heating system	Electricity
Heating installation	Floor
Second home	Authorized
Outside parking place/s	4 included
Total nb. of parkings	4 included
Altitude	1000 m

**DISTRIBUTION****Ground floor**

- Entrance and vestibule with interior access door
- Visitors' WC
- Large, bright living space with fireplace
- Library
- Dining room
- Large south, east and west balcony
- Modern kitchen open to dining room
- Annex: Laundry room with separate entrance next to entrances
- Beautiful stairwell access to first level

**Garden floor**

- Independent apartment
- Fitted kitchen opening onto living room and dining room
- Luminous living area opening onto terrace
- Fireplace

- Master bedroom with sliding door, opening onto living room and terrace
- 2 bathrooms
- Double bedroom opening onto terrace
- Storage room with boiler for this floor and installation for separate laundry room
- Storage room
- Interior staircase communicating with ground-floor apartment

**1st floor**

- Master bedroom with balcony, south side with dressing room and en suite bathroom
- Double bedroom north side with balcony and en suite bathroom and built-in wardrobes
- Double bedroom south side with en suite bathroom and balcony and built-in wardrobes
- Double bedroom south side with balcony
- Corridor with built-in storage wardrobes

**Basements**

Technical room and ski-room followed by a vast cellar



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## LOCATION

Nested in the charming hamlet of Les Granges, just 5 minutes from Rougemont and 15 minutes from Gstaad, this magnificent chalet enjoys an idyllic location. Highly perched in a peaceful residential area, it offers breathtaking views of the surrounding mountains, in a setting imbued with tranquility and nature.

Château-d'Œx and Rougemont, jewels of the Pays-d'Enhaut, seduce with their authenticity, the richness of their traditions and the diversity of their year-round amenities and activities. Between heritage, Alpine culture and art de vivre, this exceptional location harmoniously combines tranquility, beauty and accessibility.

## ACCESS

Easily accessible by car or train, Les Granges benefits from direct links to Montreux, Gstaad and the major Swiss highways, while offering the tranquility of an unspoilt alpine setting. Although high up, at around 1000 meters, the access road to this magnificent chalet is maintained all year round. A 4x4 car is recommended.

## SHOPS/STORES

The chalet is a maximum 5-minute drive from several shops (bakery, cheese shop, retail grocery store).

## PUBLIC TRANSPORT

La Gare aux Granges is a 5-minute walk away, and the main MOB station at Château d'Œx, which serves Gstaad and Montreux, is a 5-minute drive away. At the

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Château d'oex train station, there is also a bus station that serves the surrounding villages and goes as far as Aigle.

## CONSTRUCTION

Built in 1984, preference was given to natural materials. Designed by the famous architect Paltenghi, this chalet features exceptional woodwork. It is also well insulated, and maintenance has been ongoing to this day.

**PROXIMITY**

- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Child-friendly
- Primary school
- Secondary school
- International schools
- Public swimming pool
- Horse riding area
- Sports centre
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Theatre
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s

- Exclusive use of garden
- Garden
- Quiet
- Greenery
- Fence
- Garage
- Visitor parking space(s)
- Barbecue-chimney
- Built on a sloping hillside
- Ground level access

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Guests lavatory
- Pantry
- Cellar
- Unfurnished
- Built-in closet
- Connected thermostat
- Heating Access
- Fireplace
- Double glazing
- Triple glazing
- Bright/sunny
- Natural light
- With character

**EQUIPMENT**

- Furnished kitchen
- Wine cooler
- Washing machine
- Dryer
- Connections for washing tower
- Shower

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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- Bath
- WiFi
- Internet connection
- Electric car terminal
- Outdoor lighting

## **FLOOR**

- Parquet floor
- Stone

## **CONDITION**

- As new
- Very good

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Unobstructed
- Panoramic
- Fields
- Mountains

## **STYLE**

- Classic







