

VILLARS-SUR-OLLON



Chalet Frimaire: exceptional property in the center of the resort

CHF 4'800'000.-



8



6



~350 m²

n° ref. **034726**



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

Sven Dutoit

+41 79 675 12 66 - Fax +41 21 962 86 61
sven.dutoit@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY !

This spacious, exceptional chalet is ideally located in the center of the resort of Villars-sur-Ollon, just a few minutes' walk from all amenities, transport and international schools.

Located on a flat, unoverlooked plot of almost 2,300 m² with private access, the property enjoys magnificent views of the Alps, fields and forests. Sunshine is optimal from morning to night.

Built in 1979, the chalet was renovated in 2012. The open-plan living space with its tall fireplace, all bordered by a vast gallery serving the bedrooms is a unique feature rarely found in Swiss chalets.

The property comprises 6 bedrooms: a master suite

with dressing room and en-suite bathroom with west-facing covered balcony, 2 double bedrooms with north-facing covered balcony on the 1st floor, a beautiful double guest bedroom with garden access and second guest bedroom with bunk beds on the first floor and a final extra double bedroom with shower room in the basement.

For entertaining, the day area features a TV lounge area, a second sofa area around the fireplace and a vast dining area. The kitchen with island is fully equipped and has a bar opening onto the living room. A large glassed-in office, checkroom and guest bedrooms complete the first floor.

The vast basement includes the technical rooms, PC shelter, pool machinery, wine cellar, home cinema music room, extra double bedroom and shower room and a vast available space that could be converted into a gym, games room, sauna, steam room.

www.switzerland-sothebysrealty.ch

The exteriors: the perimeter of the chalet is paved and features a lovely sheltered relaxation area with a jacuzzi. The northern part includes a beautiful outdoor swimming pool surrounded by areas for deckchairs.

The chalet is accessible via a driveway leading to the numerous outdoor parking spaces and the double closed garage.

The property is available as a primary or secondary residence.

A video tour will be transmitted on request.

SURFACES

Living area	~ 350 m ²
Surface of parcel	~ 2292 m ²
Useful surface	~ 416 m ²
Volume	~ 1955 cbm

CARACTERISTICS

Number of floors	3
Number of rooms	8
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	5
Number of balcony	2
Year of construction	1979
Year of restoration	2012
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Authorized
Energy efficiency	D
Building envelope	E
Altitude	1200 m
Basement	1

DISTANCES

Station	335 m
Public transports	214 m
Primary school	77 m
Stores	341 m
Cable car	388 m
Post office	331 m
Bank	276 m
Restaurants	293 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Cloakroom - guest WC
- Guest bedroom - bunk beds
- Double guest bedroom - garden access
- Fully glazed study with garden access
- Large living room with fireplace
- Dining area
- Kitchen with bar

1st floor

- Double bedroom, North balcony
- Double bedroom, mezzanine with mattress, North balcony
- Bathroom
- Master suite, dressing room, bathroom, West covered balcony
- Large mezzanine landing open to living room

Basement

- Independent access
- Home cinema, music room
- Double bedroom, shower room
- Large available
- Wine cellar
- Laundry room
- PC shed
- Cloakroom
- Boiler room
- Swimming pool technology

NEIGHBOURHOOD

- City centre
- Villa area
- Green
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Primary school
- International schools
- Near a golf course
- Ski resort
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Parking
- Garage
- Swimming pool
- Jacuzzi

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing

- Cellar
- Wine cellar
- Bicycle storage
- CP-Shelter
- Storeroom
- Home cinema
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- Mezzanine
- Exposed beams
- With character

EQUIPMENT

- Furnished kitchen
- Kitchen island
- Washing machine
- Dryer
- Shower
- Bath
- Outdoor lighting

FLOOR

- Tiles
- Carpet
- Stone

CONDITION

- Very good

ORIENTATION

- West

FINANCIAL DATA**Price**

CHF 4'800'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- With an open outlook
- Fields
- Forest
- Mountains

STYLE

- Classic
- Character house







Living room



Environment



Living room



Kitchen



Kitchen



Gallery



Master bedroom



Master bathroom



Home cinema



Balcony 1st floor



Double bedroom 1st floor



Double bedroom 1st floor + mezzanine



Bathroom 1st floor



Entrance hall



Double guest room



Guest bathroom



North balcony



Double room in basement



Terrace / Jacuzzi





Chalet



Chalet



Chalet & Garages

