

# GRYON



Spacious chalet with heated swimming pool  
and large green park

**CHF 4'500'000.-**



10



4

n° ref. **17797**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

Chalet Emily is not just a chalet! It is a magnificent luxury property, recently renovated in 2018, set in the heart of a private park of more than 5'000 m<sup>2</sup> with a breathtaking view of the Alps. With its outdoor spaces including a heated swimming pool / jacuzzi, a sauna, a playground for children and a vast terrace lined with lush vegetation, Chalet Emily will meet the requirements of customers looking for the exceptional.

Ideally located at La Barboleuse in the commune of Gryon, the centre of Villars-sur-Ollon with its international schools is only 10 minutes away by car. Nearby, the Chaux cable car will take you directly to the Villars / Gryon / Les Diablerets ski area as part of the MagicPass seasonal ski pass.

The chalet with its generous volumes and spacious open rooms offers more than 270m<sup>2</sup> of living space

on two levels. The day part offers a large living room with fireplace and large windows facing the terrace, the garden and the Alps. The first floor is completed by a dining area, a modern closed kitchen, 3 extra rooms (bedrooms or offices), a home cinema.

On the first floor, the spacious master suite with its two dressing rooms and two en-suite bathrooms and south-facing balcony covers the entire level. A double bedroom in the attic on a half level is ideal to receive your guests in total privacy.

The chalet is heated by a heat pump and solar panels. The swimming pool / jacuzzi is also heated by heat pump and purified with magnesium salt. A sound system covers the exterior and interior. The access road is secured by an automatic gate and is illuminated.

A double garage, numerous parking spaces, multi-level gardens with barbecue area, complete the exterior.

Chalet Emily is available as a primary or secondary residence for Swiss residents with the entire park.

An exceptional chalet to visit without delay!



Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## SURFACES

Surface of parcel	~ 5074 m <sup>2</sup>
Useful surface	~ 307 m <sup>2</sup>
Volume	~ 1361 cbm

## Basement

Cellar  
Wine cellar  
Workshop  
Laundry

## CARACTERISTICS

Number of flats	1
Number of rooms	10
Number of bedrooms	4
Number of bathrooms	3
Year of restoration	2020
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump, Solar
Heating installation	Radiator, Floor
Second home	Authorized

## DISTANCES

Public transports	100 m
Stores	1100 m
Restaurants	1200 m

## DISTRIBUTION

### Ground floor

Spacious living room with bay windows and fireplace  
Open plan dining area  
Closed kitchen  
Office or single bedroom  
Home cinema / shower room  
Entrance / cloakroom / utility room  
Main entrance  
Double room or office  
Single room or office  
Guest toilet

### 1st floor

Double bedroom on half level under the roof  
Landing with sofa  
Spacious Master bedroom with sitting area  
South facing balcony  
Dressing room  
En-suite bathroom  
2nd en-suite bathroom





## OUTSIDE CONVENIENCES

Sauna  
Heated swimming pool / jacuzzi (magnesium salt)  
Terrace  
Garden  
Playground / Barbecue  
Access ramp  
Automatic gate / video access  
Sound system inside and outside  
Double garage + parking spaces  
Large green park

# Switzerland

# Sotheby's

INTERNATIONAL REALTY

## NEIGHBOURHOOD

- Green
- Mountains
- Restaurant(s)
- Bus stop
- International schools
- Near a golf course
- Tennis centre
- Ski resort
- Cross-country ski trail
- Hiking trails

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Quiet
- Greenery
- Parking
- Garage
- Swimming pool
- Barbecue-chimney

## INSIDE CONVENIENCES

- Guests lavatory
- Dressing
- Pantry
- Wine cellar
- Ski storage
- Workshop
- Home cinema
- Fireplace
- Double glazing
- Bright/sunny

- Exposed beams

## EQUIPMENT

- Furnished kitchen
- Bath
- Shower
- Electric blind
- Interphone
- Videophone
- Electric gate
- Outdoor lighting

## FLOOR

- Tiles
- Parquet floor
- Carpet

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Panoramic
- With an open outlook
- Garden
- Mountains
- Alps

## FINANCIAL DATA

**Price**

**CHF 4'500'000.-**

**Availability**

To be discussed

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## STYLE

- Modern





Chalet Emily



Living room





Swimming pool / Jacuzzi



Park





Dents du Midi



Winter

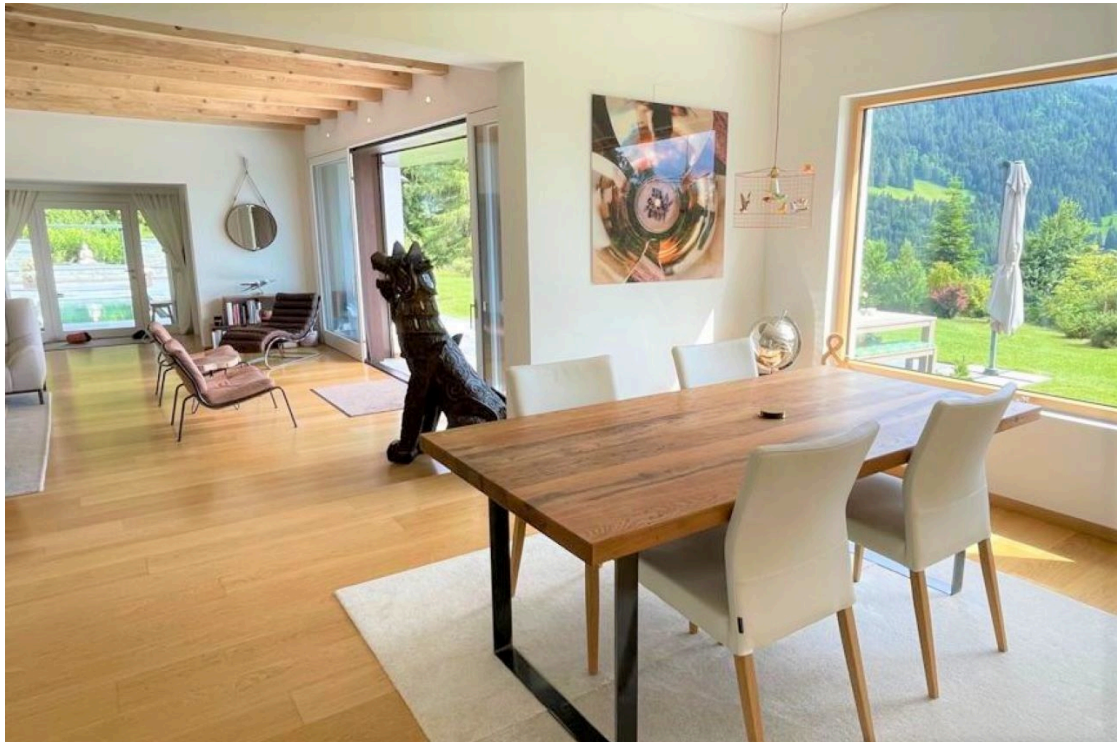




Master bedroom



Master bedroom



Dining area



Kitchen





Landing area



Attic bedroom





Office / Bedroom



Home cinema



Chalet



View





Private gateway



Entrance area





Play area

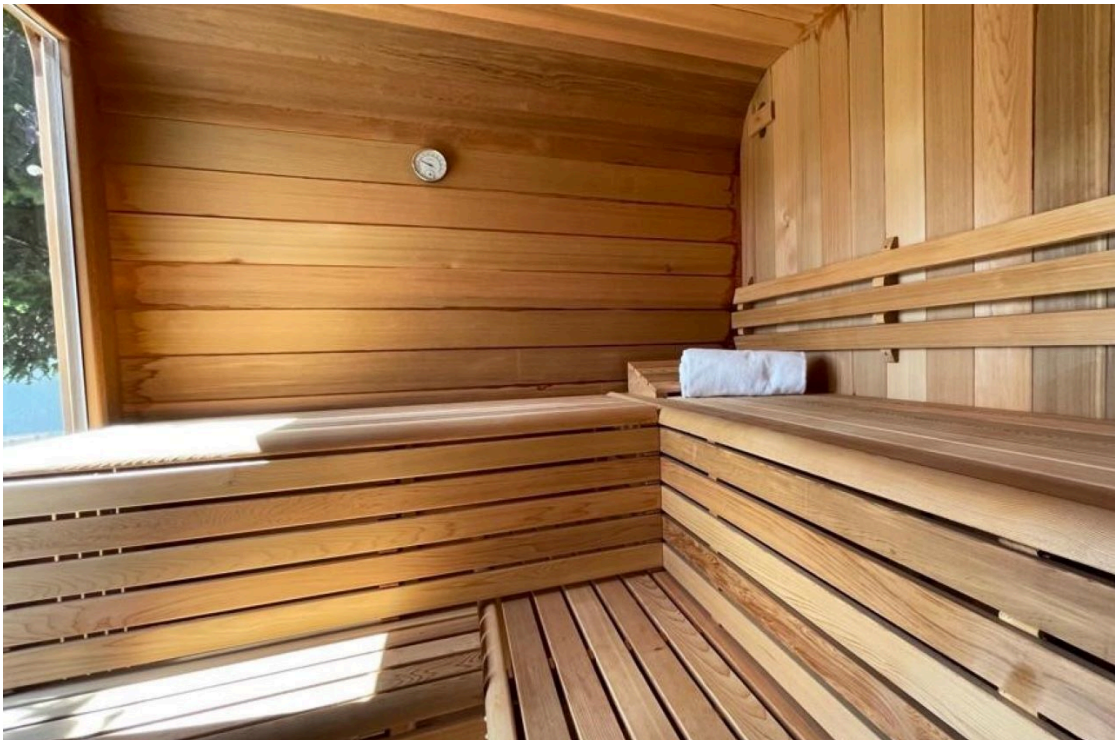


Garden





Living room



Sauna





Terrace



Flowers

