

GRYON



Spacious chalet with heated swimming pool
and large green park

CHF 4'500'000.-



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n° ref. **17797**



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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 m² 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 270m² 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!

SURFACES

Surface of parcel	~ 5074 m ²
Useful surface	~ 307 m ²
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

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

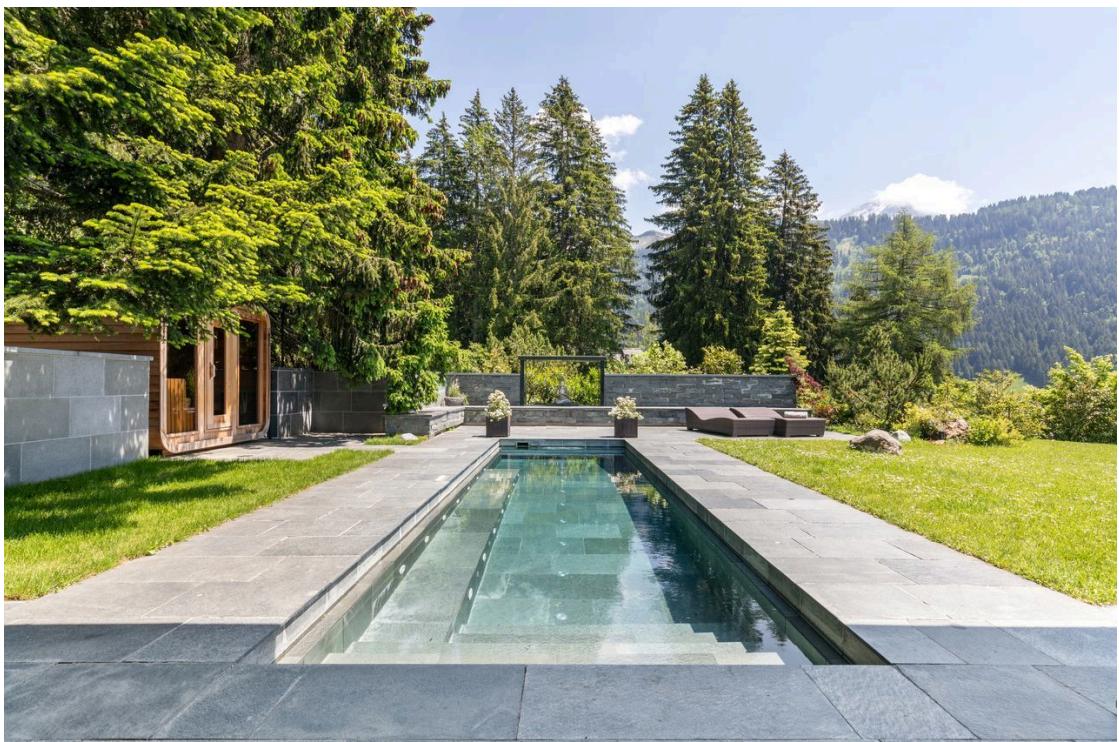
- Modern



Chalet Emily



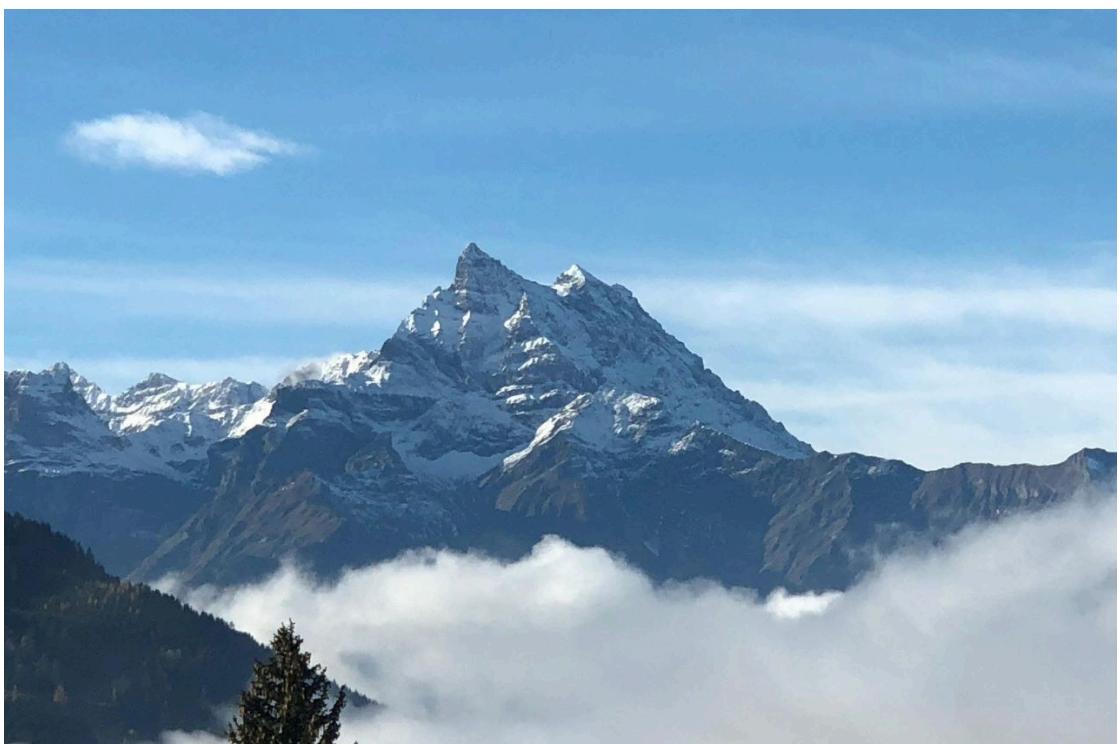
Living room



Swimming pool / Jacuzzi



Park



Dents du Midi



Winter



Master bedroom



Master bedroom



Dining area



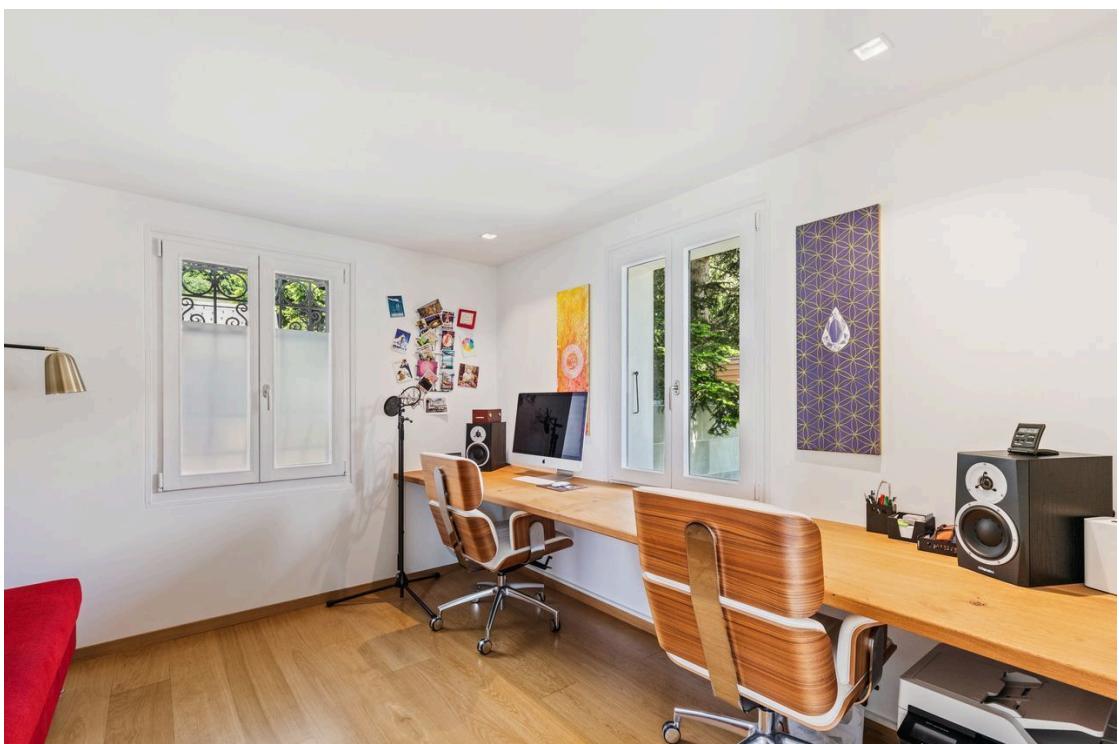
Kitchen



Landing area



Attic bedroom



Office / Bedroom



Home cinema



Chalet



View



Private gateway



Entrance area



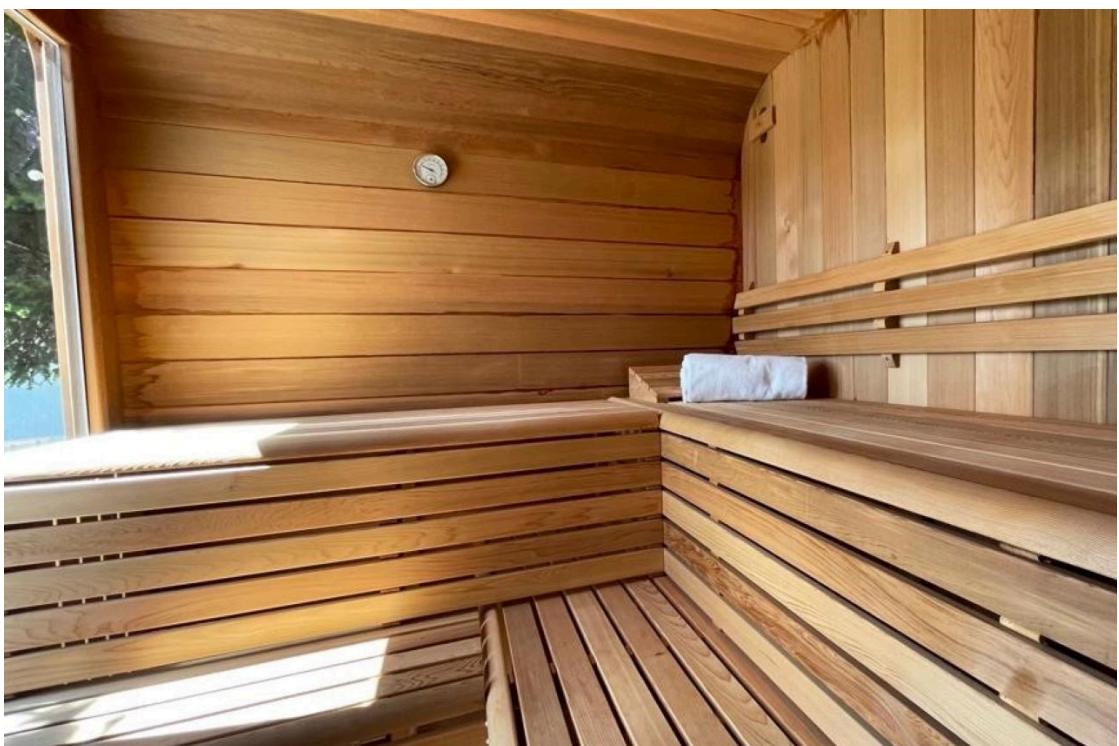
Play area



Garden



Living room



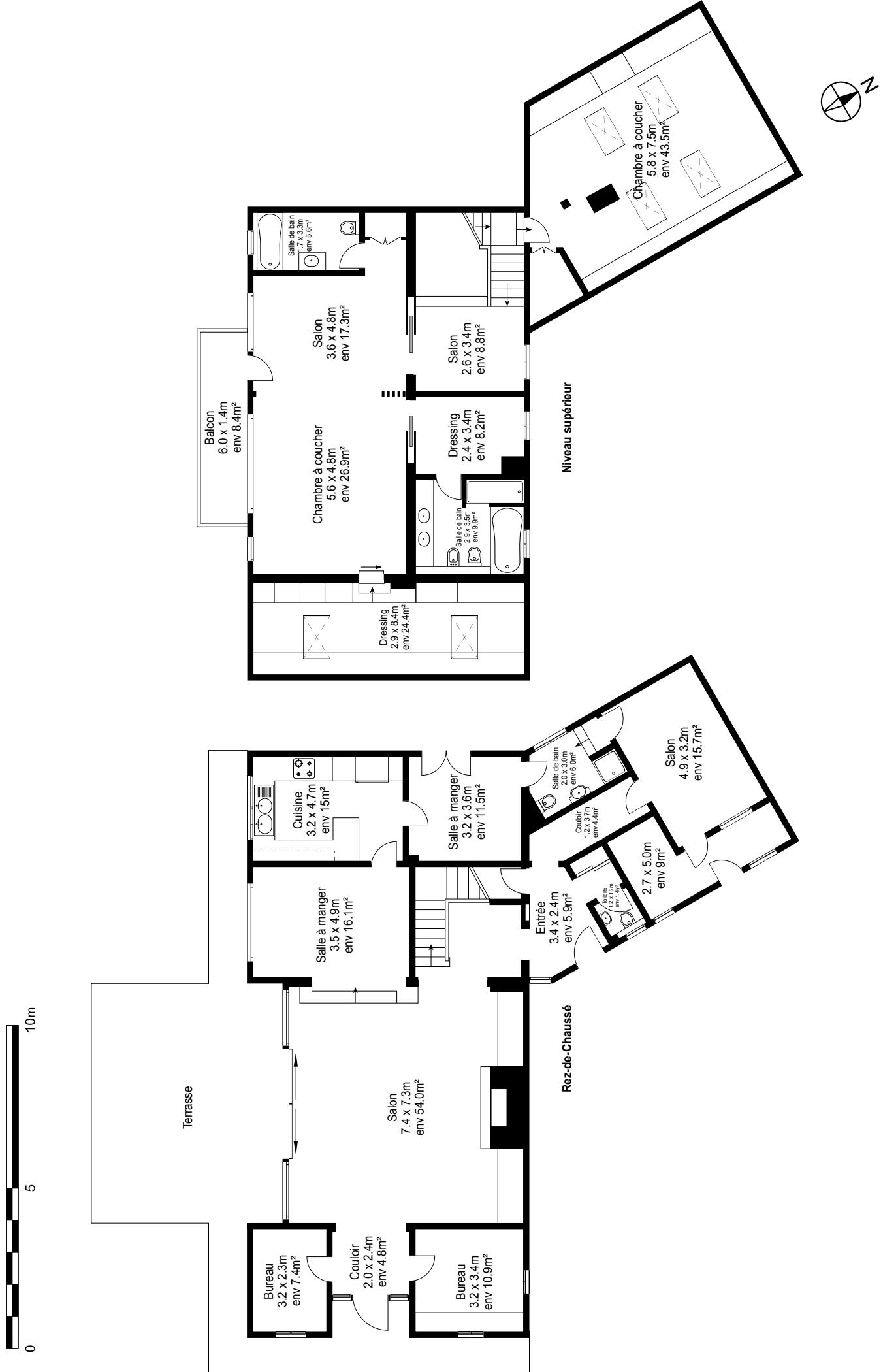
Sauna



Terrace



Flowers



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