

# GRYON



Domaine des Perles - the quintessence of  
alpine living

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**CHF 11'500'000.-**



9



7



~527 m<sup>2</sup>

n° ref. **040621**



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## SITUATION AND DESCRIPTION

Le Domaine Des Perles is a complex of two exceptional chalets connected by a splendid indoor swimming pool, ideally located in a dominant position on the edge of the ski slope in the Villars/Gryon/Les Diablerets ski area.

The East chalet includes a 2.5-room (50 m<sup>2</sup>) executive apartment, as well as the family section of over 220 m<sup>2</sup> with 2 suites and en-suite bathroom, an open-plan living area with living room and open kitchen with access to the balcony and terraces

The West chalet, built on 3 levels, comprises 3 spacious double bedrooms with en suite bathrooms, a mezzanine/study, a vast living room with open kitchen, all with access to the balcony and terrace.

On the lower ground floor, the chalets are connected by a sumptuous indoor swimming pool, with

hammam, sauna jacuzzi as well as a bar area for your receptions.

The basement includes the vast garage and technical rooms.

Well-maintained and well-lit exteriors include barbecue area, balconies and terraces with outdoor Jacuzzi and various parking spaces.

The Estate is constituted in PPE allowing the sale to non residents

A unique and rare exceptional property to visit without delay.

## SURFACES

Living area	~ 527 m <sup>2</sup>
Surface of parcel	~ 2830 m <sup>2</sup>
Volume	~ 3335 cbm

## CARACTERISTICS

Number of flats	3
Number of rooms	9
Number of bedrooms	7
Number of bathrooms	6
Year of construction	2014
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized

## DISTANCES

Station	739 m
Public transports	462 m
Stores	648 m
Cable car	465 m
Restaurants	651 m

## DISTRIBUTION

### Lower ground floor

#### **West chalet:**

2 bedrooms/2 bathrooms

Technical rooms

Laundry room

#### **East chalet:**

Double bedroom, dressing room and bathroom

Living room

Clearance/WC

SP area, indoor pool

Sauna/hammam

Bar

Terrace, Jacuzzi

### 1st floor

#### **Chalet West:**

Mezzanine/office

2 double bedrooms

Bathroom

Balcony

#### **Chalet East:**

2 double bedrooms

2 en-suite bathrooms

Functional apartment 2.5 rooms

## Basement

Garages and equipment rooms

## NEIGHBOURHOOD

- Mountains
- Restaurant(s)
- Railway station
- Bus stop
- International schools
- Near a golf course
- Ski piste
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Quiet
- Garage
- Visitor parking space(s)
- Jacuzzi
- Barbecue-chimney

## INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Bicycle storage

- Ski storage
- Sauna
- Jacuzzi
- Hammam
- Swimming pool
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Mountains

## STYLE

- Modern

## FINANCIAL DATA

### Price

CHF 11'500'000.-

### Availability

immediately

### Judicial form

PPE

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