

GRYON



Spacious family chalet, billiard room,
carnotzet, panoramic views

CHF 2'150'000.-



10



6



~198 m²

n° ref.

5239300_045897



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SITUATION AND DESCRIPTION

Le Cacolet is a splendid 3-storey chalet built in 1990, ideally situated between Gryon and La Barboleuse on the plateau of Villars/Gryon, a cosmopolitan resort in the Vaud Alps. South-facing, the view of the Alps from the Massif des Diablerets to the Dents du Midi and the Muvearan is spectacular. In excellent condition, this spacious family chalet comprises 5 bedrooms and a vast basement with a billiard room and a carnotzet/dormitory.

The day area on the upper ground floor offers a vast living room with fireplace, a large eat-in kitchen and a winter garden. Two guest bedrooms complete the first floor. The flat lawn surrounds the first floor.

Upstairs the sleeping area comprises 3 spacious bedrooms, two with access to the covered terrace and en-suite bathrooms

The basement, accessed via the interior double garage, includes all the technical rooms, various rooms available, the magnificent wooded billiard room, a wine cellar in the carnotzet/dormitory area. The chalet has the space and connections needed to install a sauna system.

Technically, the chalet is heated by oil with distribution by radiators in the bedrooms, underfloor in the day area. It would be easy to switch to a heat pump or pellet system. All windows are double-glazed.

For access, the road is cleared of snow in winter. The train stop on the Bex - Gryon - Villars line is a 10min walk away.

The chalet is available as a primary or secondary residence, as well as for sale to foreigners.

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SURFACES

Living area	~ 198 m ²
Surface of parcel	~ 1008 m ²
Veranda / winter garden surface	~ 18 m ²
Non built surface [sqm]	~ 1000 m ²
Useful surface	~ 339 m ²
Volume	~ 1448 cbm

CARACTERISTICS

Number of rooms	10
Number of bedrooms	6
Number of bathrooms	4
Number of toilets	6
Year of construction	1990
Year of restoration	2007
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Second home	Authorized
Energy efficiency	D
Building envelope	D

DISTANCES

Public transports	151 m
Primary school	942 m
Stores	745 m
Cable car	710 m
Restaurants	800 m

DISTRIBUTION**Ground floor**

- Entrance, checkroom
- Living room with fireplace
- Winter garden
- Eat-in kitchen
- Single bedroom
- Guest toilet
- Double room with garden access

1st floor

- Landing
- Bathroom/shower
- Double bedroom with en-suite bathroom
- Double bedroom with access to covered balcony
- Master suite with en suite bathroom, access to covered balcony

Basement

- Double garage
- Old wood billiard room
- Bathroom/wc
- Available
- Carnotzet/double bedroom
- Wine cellar
- Toilets
- Available
- Utility room
- Heating and tank room
- Atomic shelter



CONSTRUCTION

The construction is entirely of solid masonry with wood cladding to create the cachet of a chalet

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NEIGHBOURHOOD

- Green
- Mountains
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Ski resort
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Parking

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Wintergarden
- Cellar
- Wine cellar
- Carnotzet
- CP-Shelter
- Storeroom
- Workshop
- Built-in closet
- Fireplace

- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Bath
- Shower
- Electric garage door

FLOOR

- Tiles
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 2'150'000.-

Availability

immediately

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