

GRYON



Chalet Muir Woods - green surroundings,
close to transports

CHF 2'500'000.-



6



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n° ref.
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Switzerland

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SITUATION AND DESCRIPTION

This magnificent chalet is ideally located at La Barboleuse in the commune of Gryon, in a quiet, leafy setting surrounded by forests. Thanks to its southern exposure, it enjoys a magnificent view of the mountains and plenty of sunshine. Easy vehicular access all year round. The Closel TPC bus stop - Alpe Des Chaux - Aigle via La Barboleuse and Villars - is 100m away. The Barboleuse gondola linking the Villars/Gryon/Les Diablerets ski area is 700m away.

Built in 1973 on 3 levels, the chalet was completely renovated in 2017, including a new roof and general insulation with triple-glazed windows.

The spacious main living area covers the entire upper ground floor with a dining area, a lounge area and its stone fireplace insert, all with access to the south-facing balcony. The closed kitchen offers direct access to the large east-facing terrace. A guest toilet

and checkroom complete the first floor.

Upstairs, the sleeping area comprises 3 bedrooms with two en-suite bathrooms. The two large bedrooms open onto the south-facing balcony.

The garden level features an independent 2-room apartment with kitchen, shower room and private laundry, a large living room with fireplace and a double bedroom. On the upper floor are the annexes to the main chalet, with storage room, laundry room and entrance under the 2-space covered parking lot.

Externally, the chalet is bordered by flowering rockeries, a flat garden area, a field, forests and a stream.

The chalet is available as a primary or secondary residence for Swiss residents. Sales to foreigners not

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resident in Switzerland may be possible under certain conditions.

A video is available on request

SURFACES

Surface of parcel	3057 m ²
Useful surface	220 m ²

CHARACTERISTICS

Number of floors	3
Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Number of balcony	1
Number of terraces	1
Year of restoration	2017
Heating system	Electricity
Second home	Authorized

DISTANCES

Station	1185 m
Public transports	134 m
Primary school	2084 m
Stores	1035 m
Cable car	727 m
Restaurants	666 m

DISTRIBUTION**Garden floor**

Independent 1 bedroom apartment

- Entrance
- Living room with fireplace
- Dining room
- Fitted kitchen
- Double bedroom
- Bathroom with shower and WC
- Private laundry room
- Terrace with direct access to garden
- Entrance to main house with cloakroom
- Utility room
- Technical room

Upper ground floor

- Entrance to main house
- Vestibule
- Guest WC
- Living room
- Dining room with fireplace
- Enclosed kitchen
- Large terrace-balcony

1st floor

- Double bedroom
- En-suite shower room
- Double bedroom
- En-suite shower room
- Bedroom/office
- Bathroom/WC
- Balcony



OUTSIDE CONVENIENCES

- Double covered parking and parking spaces
- Terrace
- Garden
- Forest

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NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- International schools
- Tennis centre
- Ski resort
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Covered parking space(s)

INSIDE CONVENIENCES

- Guests lavatory
- Storeroom
- Craft room
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Shower
- Bath

FLOOR

- Tiles

- Antique parquet floor
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Garden
- Forest
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

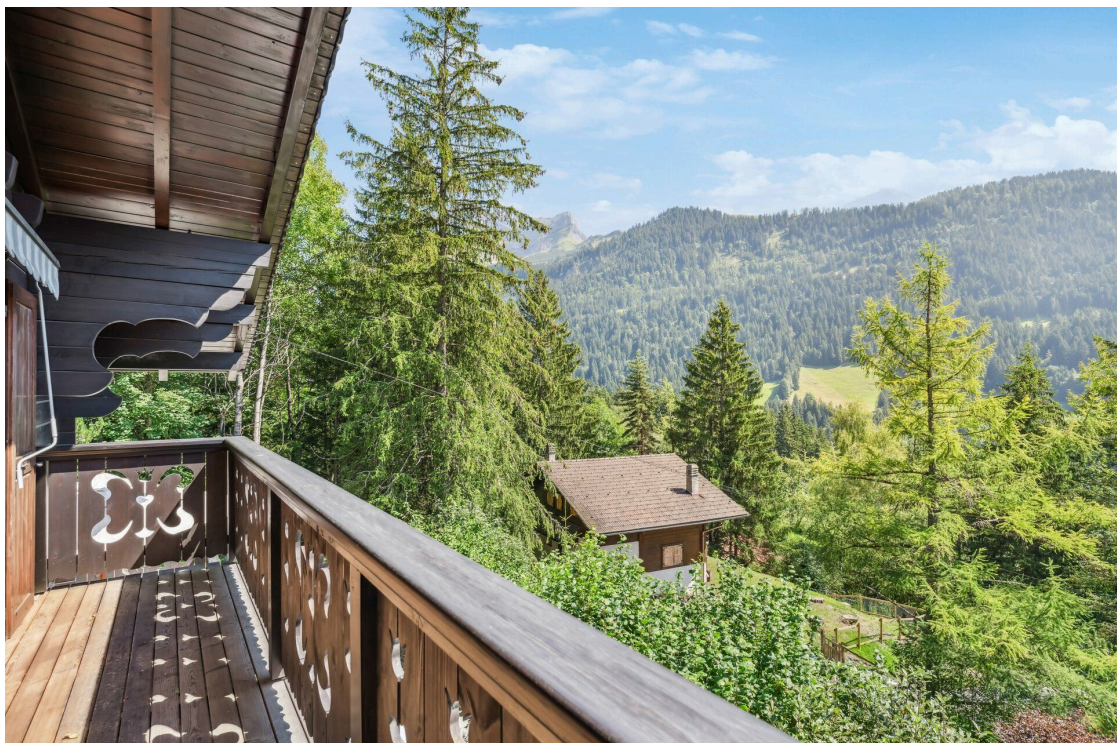
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Availability

To be discussed

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Balcony 1st floor



Main salon



Main salon



Main salon



Room 1



Terrace





Main kitchen



Shower room room 1



Room 2



Shower room Bedroom 2



1st floor landing



Living room, lower ground floor



Bedroom apartment lower ground floor



Kitchen lower ground floor apartment



Main balcony



Environment



Garden and cottage

