

VIONNAZ



Magnificent modern chalet with breathtaking views

CHF 1'590'000.-

Parking place(s) included



5.5



2



190 m²

n° ref.

5313425_040687



Switzerland | Sotheby's International Realty
Rue du Théâtre 7 bis , 1820 Montreux

Charlie Gardien
+41 79 854 95 32
charlie.gardien@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

Ideally located in the charming commune of Vionnaz, this superb house welcomes you on a spacious 1'394 m² plot, offering breathtaking panoramic views over the valley. Combining modernity, comfort and serenity, this unique property will meet all your expectations.

A house designed for your well-being.

The exterior is a true haven of peace, designed for relaxation and convivial moments. Enjoy a vast south-facing terrace, Jacuzzi and summer kitchen, to share memorable moments in complete tranquility. Inside, the bright, open-plan living spaces feature a modern layout. The functional, elegant kitchen blends seamlessly into the spacious living room.

The first floor features a comfortable bedroom and contemporary bathroom, while the mezzanine overlooking the living room offers a versatile space, ideal as an office or additional bedroom after a few

modifications. The lower level features a master suite with bathroom and dressing room. The lower ground floor can easily be converted into an independent apartment, and currently comprises a living room, master bed-room, kitchen/diner, cellar and utility room.

An advantageous geographical location.

Nested in the heart of the Vaud Alps, Vionnaz enjoys an ideal location. Just minutes from major roads, the house offers easy access to ski resorts, hiking trails and local amenities. This idyllic setting combines tranquility with proximity to leisure activities and urban services.

Highlights of this property:

- Exceptional panoramic views over the valley
- Terrace with Jacuzzi and summer kitchen

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- Luminous living spaces and high-quality materials
- Possibility of an independent apartment
- Tranquil, unspoilt environment close to the mountains

This home embodies a perfect harmony of luxury, nature and modernity. Contact us today to arrange a viewing

SURFACES

Living area	190 m²
Surface of parcel	1394 m²
Balcony Surface	18.9 m²
Terrace surface	83 m²
Useful surface	283 m²
Volume	1110 cbm

CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	2
Price/m²	CHF 7'236.84/m²
Year of construction	2011
Service costs	CHF 1'900.-/year
Service costs/m²	CHF 8.-/year
Draining of waste water	Connection to the WWTP
Second home	Non authorized
Outside parking place/s	5 included
Number of boxes	2 included
Construction zone	Zone Agricole II et Zone Chalets
Altitude	585 m
Communal tax	1.1 %
Parking places	Yes, obligatory

ANNEXES

- Large double garage
- Workshop

DISTANCES

Station	1338 m
Public transports	72 m
Freeway	3286 m
Primary school	3014 m
Secondary school	8819 m

Secondary II school	6828 m
Stores	494 m
Post office	494 m
Bank	160 m
Hospital	8052 m
Restaurants	140 m

DISTRIBUTION**Lower ground floor**

- Carnotzet kitchen
- Cellar
- Living room
- Master bed room
- Technical room

Ground floor

- Sasse d'entrée
- Dégagement
- Cuisine ouvert avec îlot central
- Salon avec accès balcon
- WC visiteurs
- Master Bed-room

1st floor

- Mezzanine



CONSTRUCTION

Modern chalet from 2011

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Primary school
- Near a golf course
- Ski resort
- Ski lift
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Garage
- Visitor parking space(s)
- Jacuzzi
- Ground level access

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Carnotzet
- Workshop

- Air conditioning
- Swedish stove
- Double glazing
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Dishwasher

FLOOR

- Tiles

CONDITION

- As new

ORIENTATION

- South
- East

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Unobstructed
- Panoramic
- With an open outlook

FINANCIAL DATA**Price****CHF 1'590'000.-****Availability**

To be discussed

Judicial form

résidence principale

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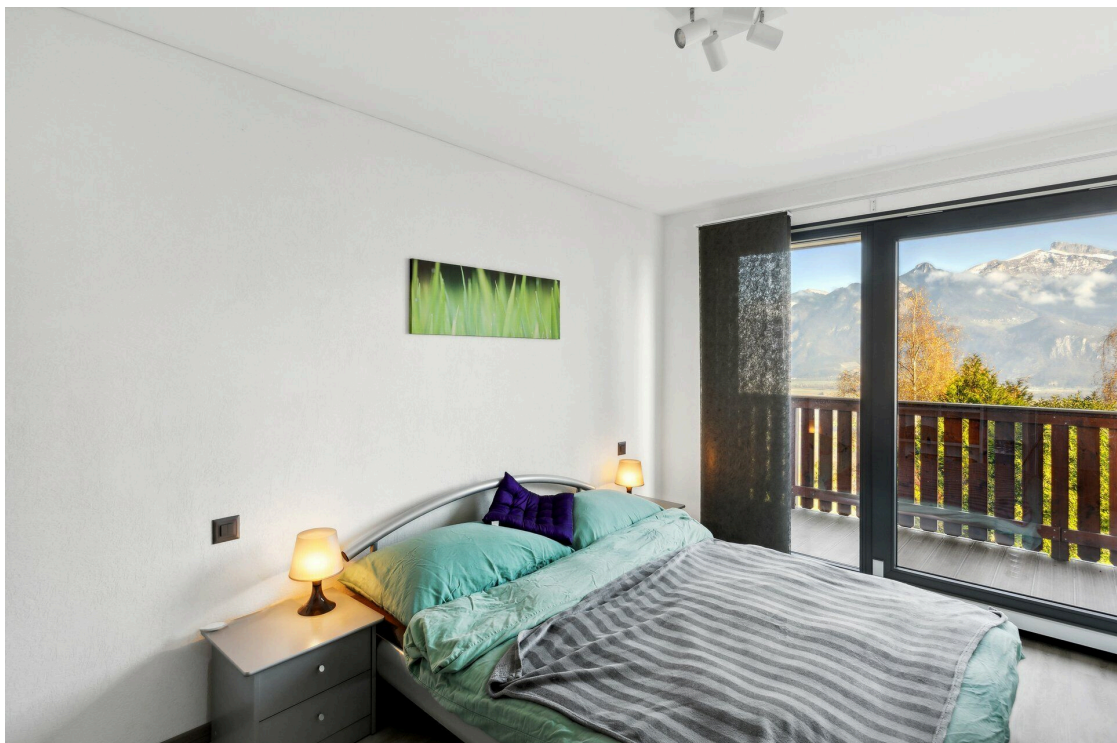
- Mountains

STANDARD

- BBC (Energy-saving building)













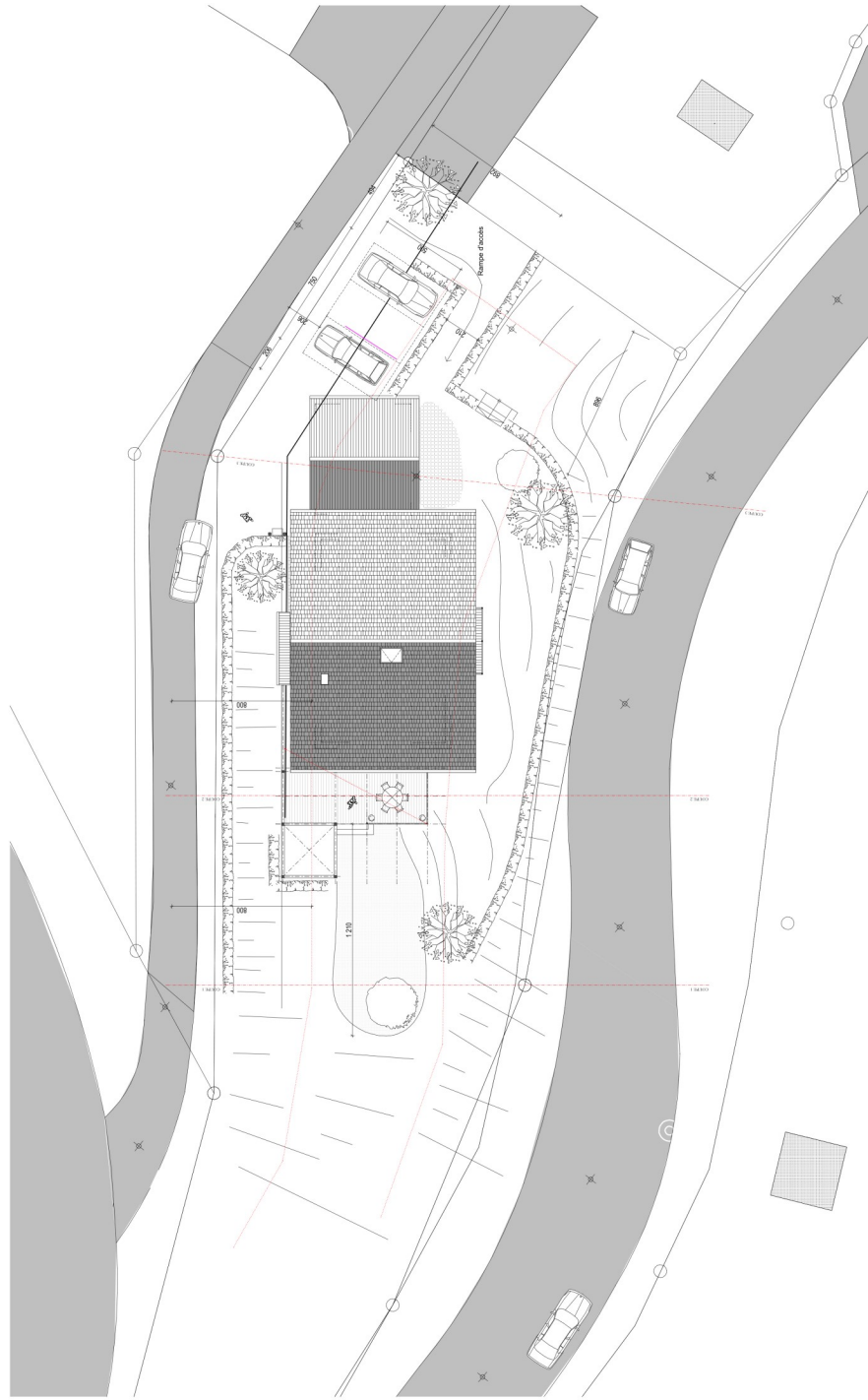








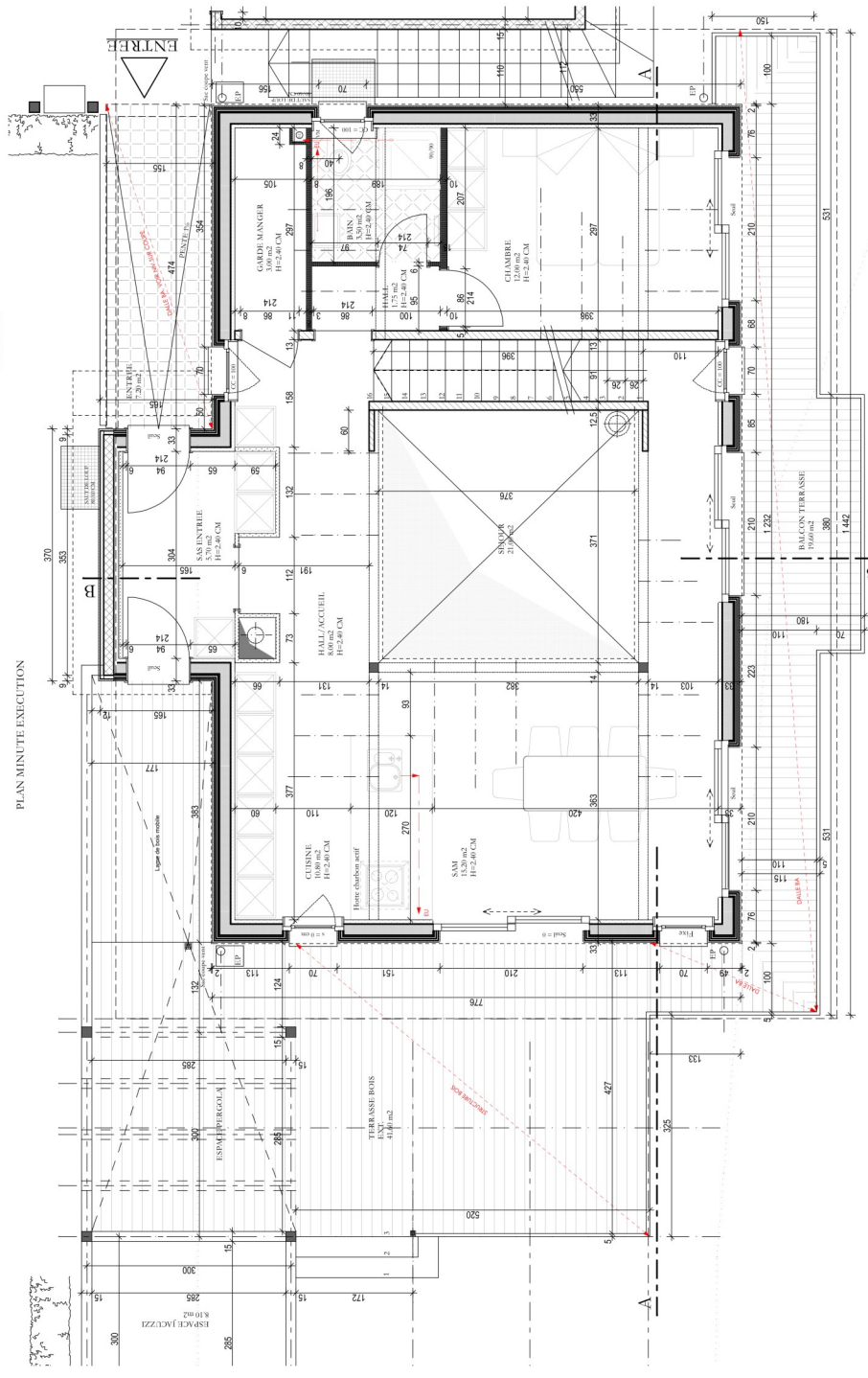
GOBULEL 1/200
PLAN SITUATION



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ÉCHELLE 1/50
DATE 17/06/09
PLAN DU REZ

PLAN MINUTE EXECUTION



ÉCHELLE 1/50
DATE 17/06/10
PLAN DU 1^{ER} ÉTAGE

PLAN MINUTE EXECUTION

