

GRYON



Renovated 2-room apartment with terrace at
Alpe des Chaux / Gryon

CHF 320'000.-

Parking place(s) included



2.5



1



~45 m²

n° ref. **044124**



Switzerland | Sotheby's International Realty
Avenue Centrale 128, 1884 Villars-sur-Ollon

Sven Dutoit

+41 79 675 12 66 - Fax +41 21 962 86 61

sven.dutoit@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

This charming renovated 2-room apartment is ideally located in the heart of Alpe des Chaux at 1'500 meters just a stone's throw from the Fracherets ski lift linking the Villars / Gryon / Les Diablerets ski area, a member resort of the MagicPass season pass comprising 85 resorts in the Swiss, French and Italian Alps.

L'Alpe des Chaux is a popular vacation resort for families in all seasons: Lac à Fricence, hiking trails, mountain biking, children's ski area with covered carpet and toboggan runs. Easy access by car all year round. The 145 bus line now takes you directly to Alpe des Chaux from Aigle station, via Villars and Barboleuse.

On garden level, the apartment benefits from a pretty

covered terrace surrounded by greenery. The renovated interior is in excellent condition. The generous bedroom sleeps 4. The bathroom has a new bathtub. The kitchen with bar is open onto the living room bordered by a beautiful corner fireplace.

The property is completed by a cellar, a laundry room in the basement as well as an outdoor parking space located 100m away.

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

A video is available on request and viewings are possible 7/7 by appointment

www.switzerland-sothebysrealty.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	~ 45 m ²
Weighted Surface	~ 60 m ²

CHARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Location floor	Ground floor
Costs	CHF 1'728.-/year

DISTANCES

Station	1965 m
Public transports	99 m
Stores	1822 m
Cable car	285 m
Restaurants	302 m

DISTRIBUTION

Entrance
Open kitchen with bar
New bathroom (bath/WC)
Living room with fireplace
Bedroom with 4 beds
Covered South terrace



REMARKS

The building is to be insulated by 2033 with a change of heating type. The contribution to the renovation fund has not yet been determined.

INFORMATION

Year of construction	1980
Year of restoration	2015
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- Green
- Mountains
- Restaurant(s)
- Bus stop
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Furnished
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Laundry
- Bath

FLOOR

- Parquet floor
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Garden
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price	CHF 320'000.-
Availability	To be discussed
Judicial form	PPE

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.













