

# VIONNAZ



Renovated 4.5-room apartment in small  
condominium - village center

**CHF 425'000.-**



4.5



3



~92 m<sup>2</sup>

n° ref. **043618**



**Switzerland | Sotheby's International Realty**  
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## SITUATION AND DESCRIPTION

This apartment is located in a building in the center of the village of Vionnaz. It boasts a living area of around 92 m<sup>2</sup> and is currently available

You'll be seduced by the choice of materials, sober and elegant, as well as by the optimal luminosity of this property, both of which contribute to an extraordinary sense of well-being.

The property's orientation and exposure provide sunshine all day long. Located on the upper ground floor, it enjoys unobstructed views of the mountains.

The town of Aigle and its many shops are just a 5-minute drive away.

A bus stop is just 50 meters away, and the train station is a 10-minute walk away. Public parking available just a few meters away. Possibility of renting a parking space near the building.

Switzerland

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## **SURFACES**

Living area ~ 92 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Location floor	Upper ground floor
Service costs	CHF 250.-/month

## **DISTANCES**

Public transports	30 m
Primary school	50 m
Stores	415 m
Restaurants	80 m

## **DISTRIBUTION**

Access to hall / hallway  
Bedrooms, one with kitchen access  
Living room with kitchen access  
Bedroom  
Bathroom  
Reduct under stairs  
Access to cellar



## MUNICIPALITY

A lowland and mountain municipality with around 2,500 inhabitants, Vionnaz is part of the Chablais entity which, along with its Vaud part, occupies part of the Rhône plain.

Located at the foot of the ski slopes, the village of Vionnaz is surrounded by forests and alpine pastures that provide rest and relaxation, and is the first Valais gateway to the important Portes-du-Soleil ski area.

You can reach Geneva in 1 hour, and the cities of Lausanne and Sion are just 50 km away.

**INFORMATION**

Year of construction	1850
Year of restoration	2025
Heating installation	Radiator
Domestic water heating system	Geothermal sonde
Heating system	Geothermal sonde

**NEIGHBOURHOOD**

- Village
- Villa area
- Vineyard
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail

**OUTSIDE CONVENIENCES**

- Quiet
- Public parking

**INSIDE CONVENIENCES**

- Without elevator
- Eat-in-kitchen
- Open kitchen

**EQUIPMENT**

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Phone
- Cable/TV

**FLOOR**

- Tiles
- Laminated

**CONDITION**

- Renovated

**FINANCIAL DATA****Price**

CHF 425'000.-

**Availability**

To be discussed

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