

VILLARS-SUR-OLLON



Alpine elegance in the heart of Villars

CHF 590'000.-



2.5



1



~48 m²

n° ref. **044598**

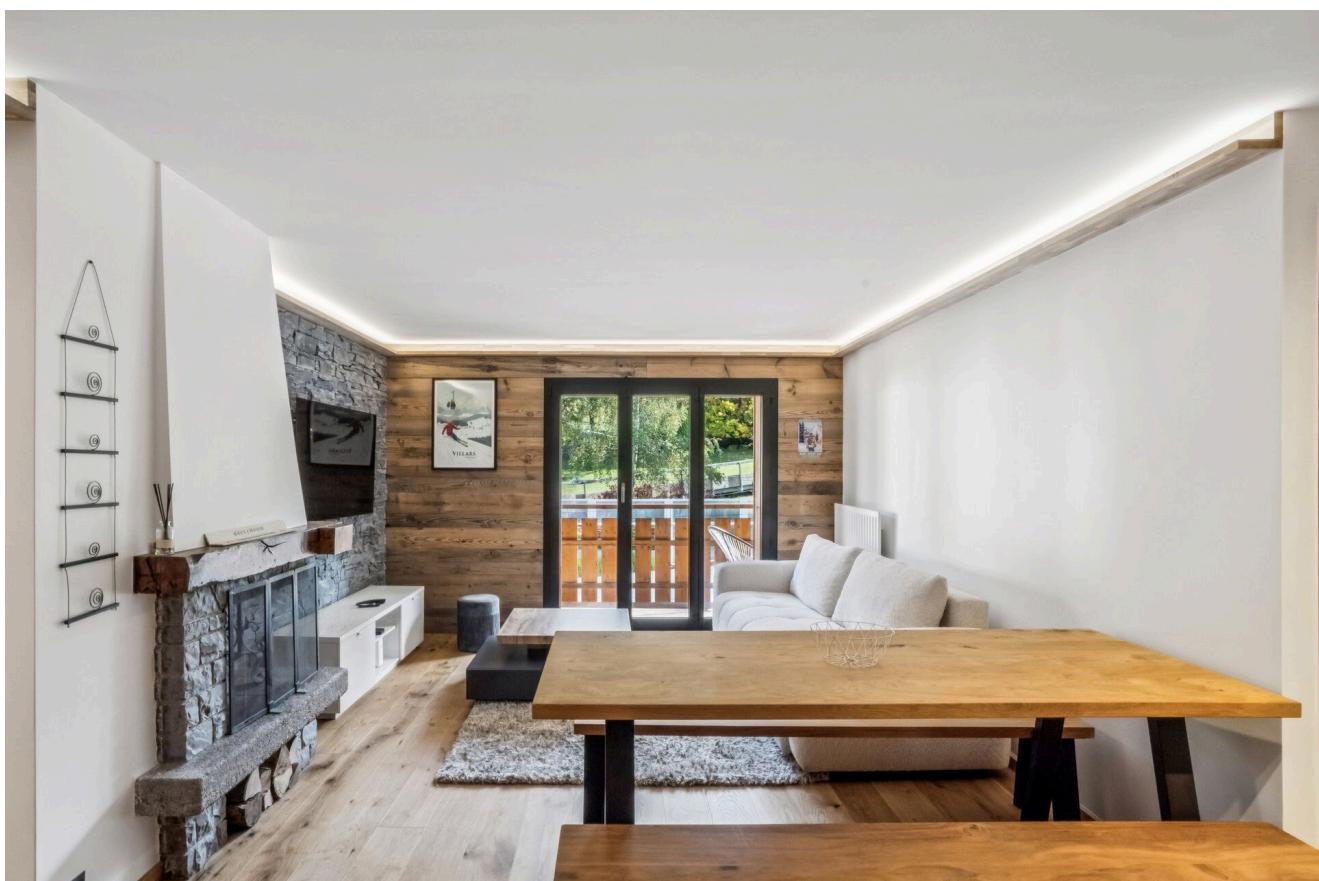


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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY
EXCLUSIVE

Nestled in the heart of the Vaud Alps, Villars-sur-Ollon captivates with its exceptional location, harmoniously combining unspoilt nature and optimum accessibility. This sought-after resort, with its authentic charm, is the ideal address for those in search of a serene lifestyle, while remaining close to the dynamic urban centers of the Lake Geneva region, as well as the international airports of Geneva and Sion.

We invite you to discover an elegant apartment, built in 1980 and entirely renovated with care in 2023, combining contemporary comfort and Alpine authenticity. This property, with its preserved cachet, seduces with its warm, refined atmosphere, ideal for a gentle living or living environment. It features a private balcony, perfect for enjoying the view and pure

mountain air in all seasons.

All these assets make this property ideally positioned for both Swiss investors and international clients looking for an exceptional pied-à-terre.

Key distances:

- Aigle train station: 15 minutes
- Lausanne: 55 minutes
- Geneva (center & airport): 90 minutes
- Sion airport: 30 minutes

This property is available as a primary or secondary residence, and accessible to non-resident clientele.

SURFACES

Living area ~ 48 m²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of levels	1
Number of balcony	1
Location floor	2nd floor
Service costs	CHF 400.-/month

ANNEXES

Cellar
Shared ski room

DISTANCES

Public transports	50 m
Stores	300 m

DISTRIBUTION

Entrance hall with wall cabinets
Open kitchen
Dining/living room with balcony access
Bedroom with balcony access
Shower room/wc
Balcony



LOCATION

True to its cosmopolitan spirit, Villars retains its status as a coveted "four-season" resort.

It attracts a discerning clientele, made up of families who choose to make it their second home, or even settle here year-round, seduced by the unique quality of life it offers.

This property is ideally located in the heart of the village. All amenities are just a few steps away, renowned international schools are close by, and sports facilities and ski lifts are quickly accessible thanks to a network of shuttles and buses with regular frequency.

INFORMATION

Year of construction	1980
Year of restoration	2023
Heating installation	Floor, Chimney
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski lift
- Hiking trails
- Ice rink

OUTSIDE CONVENIENCES

- Balcony/ies
- Public parking

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Fireplace
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Ceramic glass cooktop
- Oven
- Dishwasher
- Washing machine
- Dryer
- Shower

FLOOR

- Parquet floor

CONDITION

- Renovated

ORIENTATION

- East

EXPOSURE

- Favourable
- Morning

VIEW

- Mountains

FINANCIAL DATA

Price

CHF 590'000.-

Availability

To be discussed

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