

OLLON VD



Spacious and bright 4.5-room apartment with
view of the Dents-du-Midi

CHF 705'000.-

Price of parking place(s) in addition



4.5



3



~100 m²

n° ref.

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SITUATION AND DESCRIPTION

Located on the heights of Ollon, in a peaceful and sought-after residential area, this magnificent apartment captivates with its generous volumes, natural light and unobstructed view of the majestic Dents-du-Midi.

Located on the 1st floor of a well-maintained residence and mainly inhabited by owners, this beautiful address offers a harmonious living environment, ideal for a family or couple looking for a quiet environment, while remaining close to amenities. The "Les Arnoux" train station, providing easy access to Aigle and Monthey, is just a few steps away.

As soon as you enter, you'll be charmed by the warm, friendly atmosphere of the premises. The vast living room, bathed in light thanks to large bay windows, easily accommodates a lounge and

dining area. It opens onto a large covered balcony, ideal for enjoying moments of outdoor relaxation while admiring the view of the mountains.

The semi-open kitchen, both functional and pleasant, offers optimal comfort for everyday living and direct access to the outdoors, just like the living room.

The sleeping area features **three spacious bedrooms**, two of which have access to a **private terrace with a south-facing garden area**, allowing you to enjoy the sun all day long.

Two **shower rooms**, each equipped with a WC, complete this space with comfort and practicality.

This rare property on the market also features a **private cellar**, a **private galetas** offering additional storage space, an **outdoor parking space** (CHF 10'000.- in addition), as well as a **garage box closed**

(CHF 35'000.- in addition).

The dwelling is released from the lease in mid-February 2026. The earliest date for taking possession is March 1, 2026.

Renovation fund at 31.12.2024 CHF 88'868.-

SURFACES

Living area	~ 100 m ²
Weighted Surface	~ 119.4 m ²
Balcony Surface	~ 17 m ²
Garden surface	~ 110 m ²
Terrace surface	~ 20 m ²
Cellar surface	~ 3.1 m ²
Garret surface	~ 10.5 m ²
Total surface	~ 247 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	Garden floor
Costs	CHF 505.-/month

ANNEXES

- Cellar
- Garage box not included
- Outside parking space not included

DISTANCES

Station	176 m
Public transports	176 m
Nursery school	732 m
Primary school	698 m
Secondary school	698 m
Stores	1792 m
Post office	487 m
Bank	3508 m
Hospital	11416 m
Restaurants	486 m
Park / Green space	1360 m

DISTRIBUTION**Ground floor**

- Entrance
- Living room with semi-open kitchen

- Well-exposed balcony with views of the Dents-du-Midi
- Clearance access to bedrooms
- 3 bedrooms, two of which give access to a private garden
- Bathroom with wc
- Shower room with wc
- Reduct with connection for washing column

Under the roof

- A private galetas



LOCATION

Ollon captivates visitors with its peaceful, sunny living environment and breathtaking views of the Alps. The commune benefits from an excellent **public transport network** (TPC station, proximity to Aigle and the SBB station), as well as rapid access to the **A9 motorway**, linking Lausanne, Sion and Geneva.

It offers all the **essential amenities**: schools, shops, restaurants, sports and cultural facilities. Its natural environment, with vineyards, forests and trails, attracts outdoor enthusiasts in summer and winter alike. Ollon is home to several villages, including **Villars-sur-Ollon**, a renowned tourist resort, reinforcing its appeal.

INFORMATION

Year of construction	2005
Number of flats	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas
Heating cost	Instalment (CHF 1'453.-/year)

NEIGHBOURHOOD

- Village
- Green
- Residential area
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Soccer pitch

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Box

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Garret
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Shower
- Interphone
- full finishing

EXPOSURE

- Favourable

STYLE

- Classic

FINANCIAL DATA

Price	CHF 705'000.-
Price park.ext ①	CHF 10'000.-
Box price ①	CHF 30'000.-
Total price	CHF 745'000.-
Availability	To be discussed
Judicial form	PPE

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