

# OLLON VD



5.5-room "coup de coeur" apartment with  
60m<sup>2</sup> terrace

**CHF 890'000.-**



5.5



4



~151 m<sup>2</sup>

n° ref. **045463**



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## SITUATION AND DESCRIPTION

Located in the charming commune of Ollon, in the heart of the Chablais vaudois and just 25 minutes from Montreux, this beautiful commune offers a pleasant living environment combining nature, amenities and proximity to major roads.

This spacious 5.5-room duplex, completely renovated in 2012, is on the 3rd floor and attic of a small building with 3 lots (two apartments and a commercial space). It benefits from excellent sunlight and remarkable luminosity throughout the day. An exceptional 60 m<sup>2</sup> unoverlooked terrace offers a lovely view of the Dents du Midi.

On the first level, the layout includes a hallway leading to a first bedroom with its own shower room/WC, a laundry area with storage space, and a kitchen opening onto the living room. The kitchen, built with quality materials, is both aesthetically pleasing and

functional. The living room, bathed in light thanks to numerous windows, gives access to the vast terrace.

On the first floor, under the attic, we find a complementary living room with shower room/WC, as well as three spacious bedrooms (approx. 13 - 14 m<sup>2</sup> floor area), full of charm thanks to the exposed beams. A rare property combining cachet, comfort and stunning views.

The apartment has no private parking spaces, however, white spaces are available nearby.

A magnificent private vaulted cellar can be converted into a carnotzet and wine cellar.

Furniture can be sold in addition to the sale price if of interest.

## SURFACES

Living area	~ 151 m <sup>2</sup>
Terrace surface	~ 60 m <sup>2</sup>
Cellar surface	~ 40 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	3rd basement

## ANNEXES

- Vaulted cellar approx. 40 m<sup>2</sup>

## DISTANCES

Public transports	151 m
Primary school	709 m
Stores	26 m
Restaurants	24 m

## DISTRIBUTION

### Ground floor

- Entrance
- Bedroom with private shower room and wc
- Entrance
- Private utility room
- Open kitchen
- Dining room and living room
- 60 m<sup>2</sup> terrace with sunshine and views

### Under the roof

- Living room
- 3 spacious bedrooms
- Shower room with wc

### Basements

- Magnificent vaulted cellar of approx. 40m<sup>2</sup>



## LOCATION

Ideally located in the heart of the village of Ollon, this property enjoys a central location just a few steps from all amenities: shops, restaurants, pharmacy, post office, school, bus stop and medical services. This location makes daily life smooth and pleasant, without the need for a car. The neighborhood is quiet and residential, yet within easy reach of village life.

Ollon is a dynamic commune in the Chablais vaudois region, renowned for its privileged living environment between the plains and mountains. It offers rapid access to motorways and public transport, thanks in particular to the Aigle-Villars-Bretaye train line, which links the mountain resorts with ease. The Aigle train station, just a few minutes away by car or bus, serves Lausanne, Valais and Geneva.

The region is also prized for its tourist appeal, with the immediate proximity of renowned resorts such as Villars-sur-Ollon or Les Diablerets, ideal for winter sports and summer hiking. Ollon's friendly atmosphere, quality of life and village spirit also make it an ideal location for a primary residence. The rich local heritage, cultural events and gentle lifestyle make Ollon a particularly pleasant place to live all year round.

## SPECIAL FEATURES

- No elevator but more affordable PPE charges

## REMARKS

Beautiful home for a family looking to settle in Ollon

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## INFORMATION

Number of floors above ground	3
Year of construction	1900
Number of flats	1
Basements	1
Year of restoration	2012
Heating installation	Radiator
Domestic water heating system	Solar
Heating system	Gas

## NEIGHBOURHOOD

- City centre
- Village
- Mountains
- Vineyard
- Shops/Stores
- Shopping street
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski resort
- Soccer pitch

## OUTSIDE CONVENIENCES

- Terrace/s
- From highway

## INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Cellar
- Wine cellar
- Unfurnished
- Heating Access
- Double glazing
- Bright/sunny
- Penthouse
- Exposed beams
- With character
- Timber frame
- Traditional solid construction

## EQUIPMENT

- Furnished kitchen
- Private laundry
- Shower
- full finishing

## FLOOR

- Parquet floor

## CONDITION

- As new

## ORIENTATION

- South

## FINANCIAL DATA

### Price

**CHF 890'000.-**

### Availability

To be discussed

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- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view

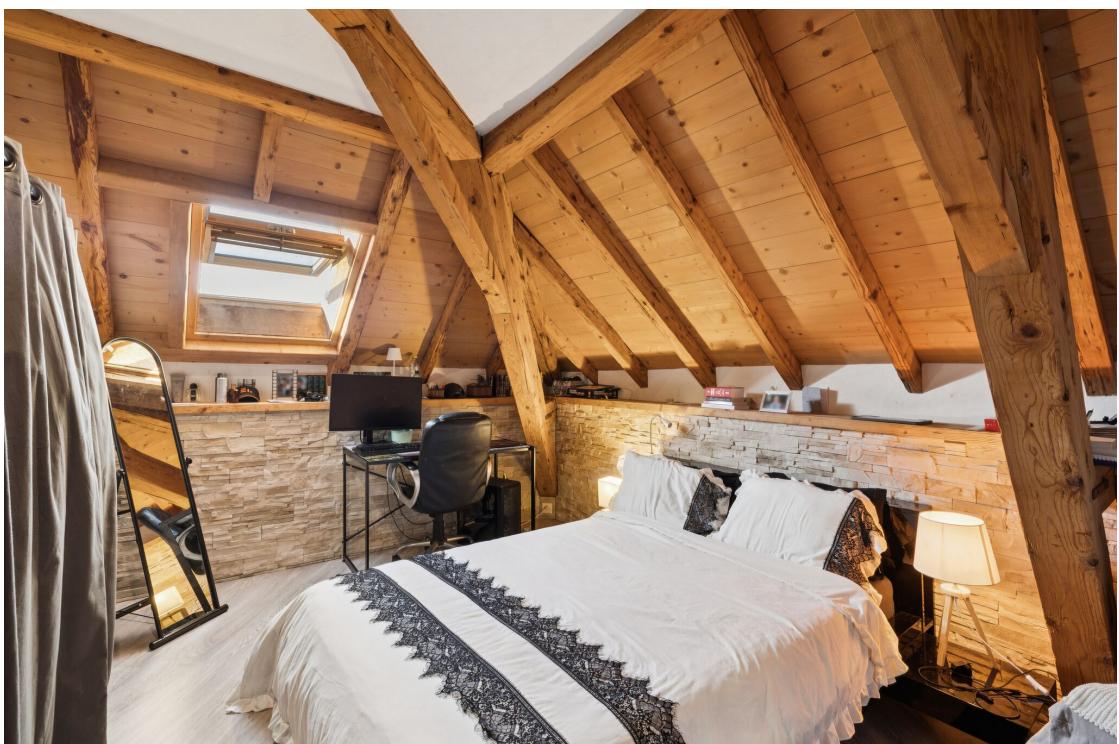
**STYLE**

- Rustic





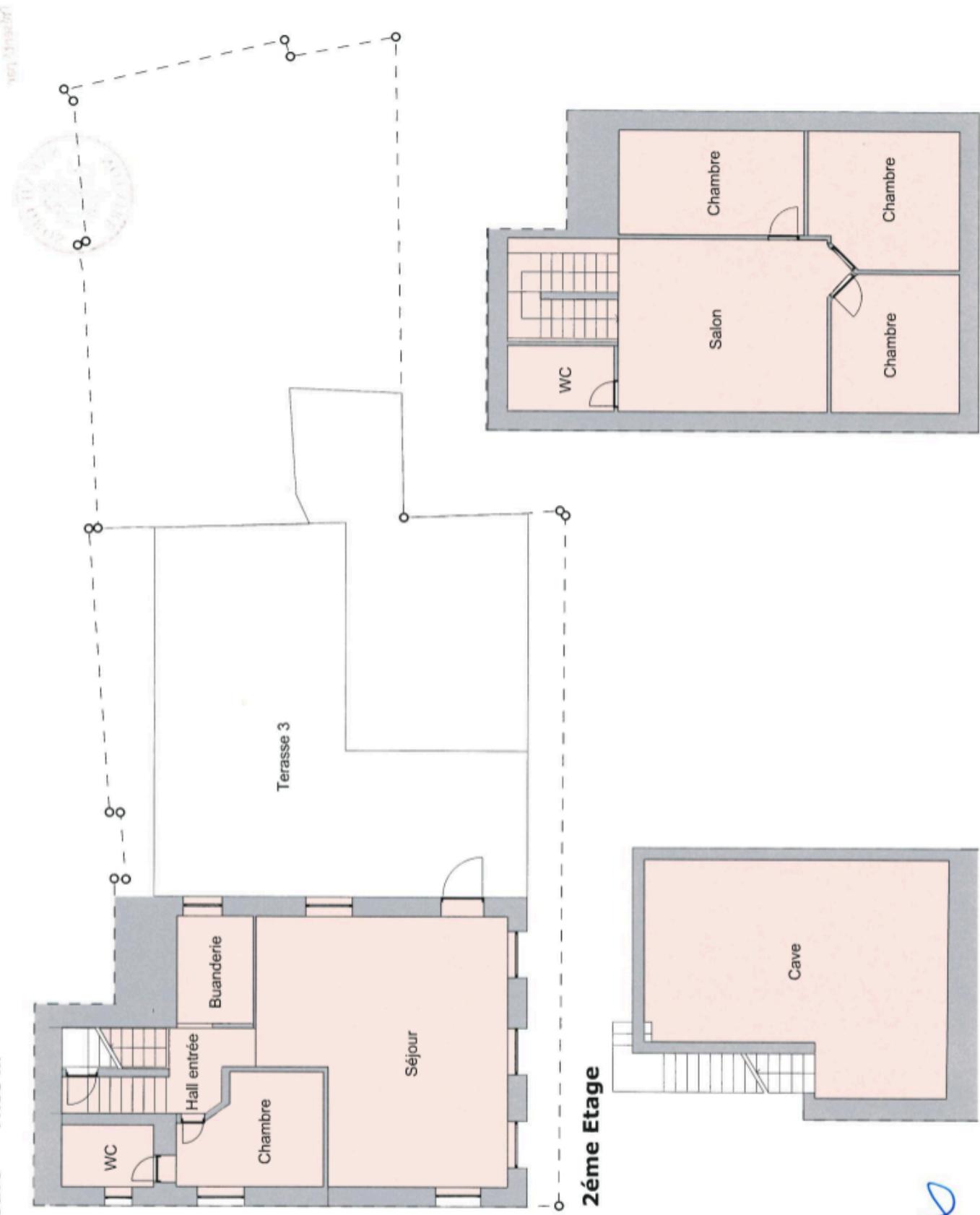








**LOT 3**  
**Etage** 70.25 m<sup>2</sup> n.c. terrasse  
**Comble** 69.05 m<sup>2</sup>  
**Cave** 41.55 m<sup>2</sup>



**Comble**

**Sous-sol**