

## VILLARS-SUR-OLLON



Superb 3.5p with breathtaking mountain views

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**CHF 660'000.-**

Price of parking place(s) in addition



3.5



2



~71 m<sup>2</sup>

n° ref. **042416**



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## SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

The Gai Matin residence is located in the center of Chesières, at the entrance to Villars-sur-Ollon, a charming ski resort in the Vaud Alps.

Just 200 meters away on foot, you'll find a bus stop as well as a shuttle bus providing easy access to the Roc d'Orsay gondola, for easy access to the Villars-Gryon-Diablerets ski area and its 130km of slopes.

The village center and its amenities, as well as prestigious International Private Schools, are also just a few minutes' walk away, guaranteeing a convenient and pleasant year-round living environment while remaining close to nature.

Finally, access to the plain is quick: allow around 20 minutes to Aigle, 20 minutes to reach the freeway and 50 minutes to Lausanne.

Located on the 3rd floor of the residence, the apartment is bright and well laid out. Facing due south, you'll enjoy unobstructed panoramic views of the surrounding mountains, including the majestic Dents-du-Midi. The sunshine is optimal throughout the day and year.

With a living area of 71 m<sup>2</sup> and an 8m<sup>2</sup> balcony, this 3.5-room apartment is in excellent condition. The parquet flooring has recently been redone.

The residence has a concierge who also takes care of snow removal.

Mandatory underground garage parking space extra:

CHF 30'000.-

Recreational PPE fees.

Available as a second home and accessible to non-residents.

## SURFACES

Living area	~ 71 m <sup>2</sup>
Weighted Surface	~ 75 m <sup>2</sup>
Balcony Surface	~ 8 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	3rd floor
Costs	CHF 7'000.-/year

## ANNEXES

- Private cellar
- Private basement parking space
- Ski room
- Collective laundry

## DISTRIBUTION

- Entrance with storage
- 2 bedrooms with fitted wardrobes
- Bathroom with shower and WC
- Bathroom with bath and WC
- Large living area with open fitted kitchen
- Balcony with stunning views of the Alps

## INFORMATION

Year of construction	1983
Heating installation	Radiator, Chimney
Domestic water heating system	Gas
Heating system	Gas

- Double glazing
- Bright/sunny

## EQUIPMENT

- Laundry
- Code door

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Railway station
- Bus stop
- Public swimming pool
- Tennis centre
- Ski resort
- Ski lift
- Hiking trails
- Doctor

## ORIENTATION

- South

## VIEW

- Unobstructed
- Mountains

## OUTSIDE CONVENIENCES

- Balcony/ies
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Ski storage
- Sauna
- Fireplace

## FINANCIAL DATA

<b>Price</b>	CHF 660'000.-
<b>Price park. int. ①</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 690'000.-</b>
<b>Availability</b>	To be discussed

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