

# VILLARS-SUR-OLLON



Magnificent 4.5p fireplace, private garden  
view, spa, 2 parkings

---

**CHF 1'150'000.-**

Price of parking place(s) in addition



4.5



3

n° ref. **042294**



**Switzerland | Sotheby's International Realty**  
Avenue Centrale 128, 1884 Villars-sur-Ollon

**Martine Fonteix**  
+41 79 892 11 91  
martine.fonteix@swsir.ch



## SITUATION AND DESCRIPTION

### A SWITZERLAND SOTHEBY'S INTERNATIONAL EXCLUSIVE

Nested on the plateau of Villars-sur-Ollon, a popular resort in the Vaud Alps " Le Cantarella " is a complex of 3 residences of 6 apartments each built in 2008 in a private park of 6000m2, enhanced by a spa complete with outdoor pool, Jacuzzi, sauna, showers, all renovated in 2025.

Located on the most private plot of this complex, the south-facing "A" building benefits from optimal sunshine from morning to evening.

Unoverlooked and in absolute calm, this comfortable 4.5p apartment with terrace and private use of the garden enjoys a beautiful unobstructed view of the Alpine massifs. Recently renovated with top-of-the-range, made-to-measure materials, this chic, cozy apartment requires no work whatsoever.

All the amenities this pretty village has to offer, such as its many sports centers, restaurants, shops and internationally renowned colleges, can be reached in just a few minutes.

If you prefer to leave your vehicle in the residence's garage, a valet parking service is available 7/7 (included in the PPE charges)

This property is easily accessible in all seasons, just 15mns from Aigle train station, 50mns from Lausanne and 1h30 from Geneva.

Sale as a second or main residence, available for sale to non-residents.

## **SURFACES**

Weighted Surface	~ 122 m <sup>2</sup>	Ski room
Garden surface	~ 225 m <sup>2</sup>	Bike room
Terrace surface	~ 33 m <sup>2</sup>	
Cellar surface	~ 17 m <sup>2</sup>	

## **CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of levels	1
Number of terraces	2
Location floor	Garden floor
Costs	CHF 15'500.-/year

## **DISTANCES**

Public transports	62 m
Primary school	993 m
Stores	617 m
Restaurants	571 m

## **DISTRIBUTION**

### **Garden floor**

Entrance hall with numerous custom built-in closets and closets.  
 Guest toilet  
 Spacious double living room with fireplace, pretty windows with direct access to the garden  
 Large kitchen with central island/bar, open to the dining area.  
 3 double bedrooms with en suite and separate bath/shower/WC.  
 The whole apartment is beautifully dressed with wooden walls

### **Basement**

Large parking lot, 2 comfortable side-by-side parking spaces.  
 Large cellar of approx. 17m<sup>2</sup>  
 Spa and showers  
 Collective laundry room

## INFORMATION

Year of construction	2008
Number of flats	1
Basement	1
Year of restoration	2024
Heating installation	Floor, Chimney
Domestic water heating system	Heat pump
Heating system	Heat pump

- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Doctor

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- International schools
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Garden in co-ownership
- Exclusive use of garden
- Quiet
- Greenery
- Gardenhouse
- Covered parking space(s)
- Garage
- Visitor parking space(s)
- Sauna
- Jacuzzi
- Common pool

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Eat-in-kitchen
- Guests lavatory

## FINANCIAL DATA

Price	CHF 1'150'000.-
Total number of parkings ②	CHF 80'000.-
Total price	<b>CHF 1'230'000.-</b>
Availability	immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Bicycle storage
- Ski storage
- Sauna
- Jacuzzi
- Fitness room
- Swimming pool
- Common pool
- Craft room
- Partially furnished
- Built-in closet
- Connected thermostat
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- With character

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Private laundry
- Laundry
- Shower
- Bath
- Phone
- WiFi
- Photovoltaic panels
- Internet connection
- Internet 1Gbit/s
- Electric car terminal
- Interphone
- Code door

- Security guard
- Outdoor lighting

## FLOOR

- Tiles
- Parquet floor
- Stone

## CONDITION

- As new
- Very good
- Renovated

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day
- Morning
- In the evening

## VIEW

- Nice view
- Far view
- With an open outlook
- Garden
- Mountains
- Alps

## STYLE

- Classic
- Modern

## STANDARD

- BBC (Energy-saving building)
- HPE (High Performance Energy)

## MISCELLANEOUS

- With full-time caretaker job























