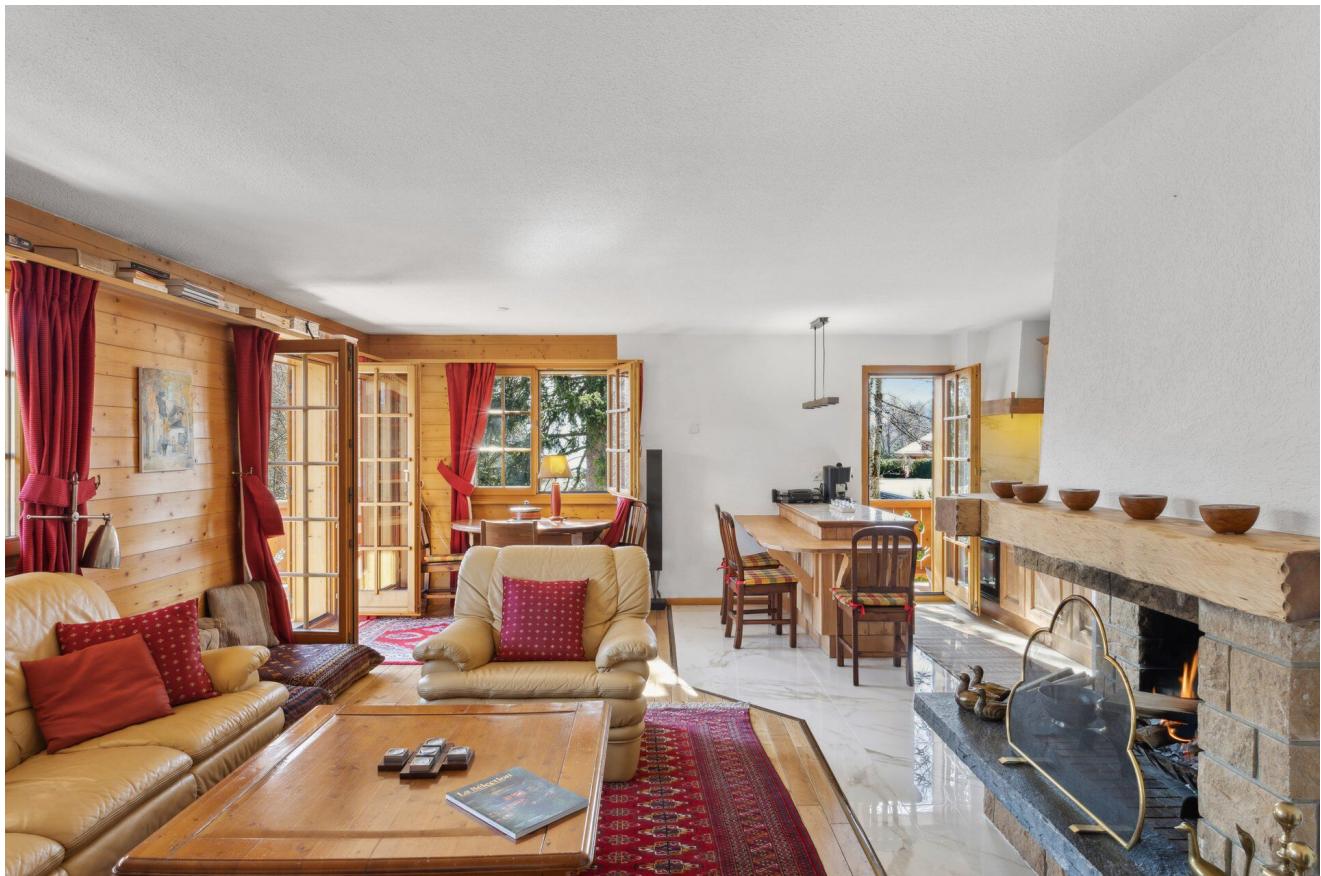


VILLARS-SUR-OLLON



Villars 3.5p charm and comfort, magnificent view, balcony, 2 parking s

CHF 810'000.-

Price of parking place(s) in addition



3.5



2



~68 m²

n° ref. **041675**



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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE!"

Nested on the plateau of Villars-sur-Ollon, the chalet "Traquet Motteux" offers its residents a discreet, calm and verdant environment, just a few minutes from all the amenities of the resort center, its sports centers and its many internationally renowned colleges. Access to the ski lifts is facilitated by a shuttle bus system just a few meters from the residence.

Erected in 1993, this PPE of 7 apartments, set on an attractive south-facing plot gives this charming apartment optimal sunshine. With no direct neighbours, you'll enjoy a magnificent view of the Vaud Alps!

This 3.5-room apartment boasts a spacious 29m² L-shaped balcony where you can relax in the sun, or dine under the stars! Two garage spaces, a laundry room, ski-room and a private cellar complete this property.

At just 20mins from the Aigle train station, Geneva is accessible in 1h30, Montreux in less than 30mins.

The residence is easily accessible in all seasons. This charming and comfortable apartment is ideal for weekends, 4-season vacations, or why not, reside in Villars year-round.

Sale as a second home

Sale authorized to non-residents

SURFACES

Living area	~ 68 m ²
Weighted Surface	~ 80 m ²
Balcony Surface	~ 29 m ²

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	1
Number of levels	1
Number of balcony	1
Location floor	1st floor
Costs	CHF 5'790.-/year

DISTANCES

Public transports	80 m
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DISTRIBUTION

Lower ground floor

- Entrance hall
- Ski room
- Cellar
- Collective laundry
- 1 parking space
- 1 closed box

1st floor

- Spacious entrance hall with built-in closets and dressing rooms
- Beautiful and bright double living room with fireplace, direct access to a large L-shaped south-facing balcony
- Fitted kitchen with central island, open to living room, French window direct access to west-facing balcony
- Double bedroom with built-in closets, beautiful view, south-facing
- Full bathroom with window.
- Double room west facing.

INFORMATION

Year of construction	1993
Basement	1
Heating installation	Radiator, Chimney
Domestic water heating system	Gas
Heating system	Gas, Wood

- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Theatre
- Concert hall
- Doctor

NEIGHBOURHOOD

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

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Covered parking space(s)
- Box with depot

INSIDE CONVENIENCES

- Underground car park
- Box with depot
- Visitor parking space(s)
- Open kitchen
- Cellar
- Bicycle storage
- Ski storage
- Partially furnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven

FINANCIAL DATA

Price

CHF 810'000.-

Availability

immediately

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- Fridge
- Freezer
- Dishwasher
- Laundry
- Shower
- Bath
- Phone
- WiFi
- Internet connection
- Interphone
- Code door

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day
- Morning
- In the evening

VIEW

- Nice view
- Clear
- Far view
- Panoramic
- With an open outlook
- Mountains
- Alps

STYLE

- Classic



