

GRYON



Lovely apartment with terrace 100m from
cable car and train station

CHF 495'000.-

Parking place(s) included



2.5



1



61.5 m²

n° ref. **046252**



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Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Located in the heart of the Villars-Gryon-Les Diablerets ski area, Place de la Barboleuse captivates with its authenticity and direct access to the slopes. Just a few minutes from Villars-sur-Ollon, the resort benefits from excellent transport links thanks to its train station and gondola lift just 100m away, quickly connecting the entire ski area.

Summer or winter, the region offers a wealth of activities: skiing, hiking, mountain biking and unspoilt nature, with shops and restaurants within walking distance.

On the first floor of the Grand Vire residence, this 62 sq.m. apartment benefits from a magnificent 22 sq.m. south-facing terrace and plenty of light thanks to its

wide openings.

The apartment comprises an entrance hall with checkroom area opening onto a spacious living room with fireplace and French windows giving access to the south-facing terrace, open kitchen with bar, double bedroom with direct access to the terrace, as well as a bathroom with bathtub/WC.

Sober, warm finishes: pink tiled floors and white plastered walls

A level of communal areas we find the ski room on the same level and in the basement a garage space, a cellar as well as the communal laundry.

The apartment is available as a primary or secondary residence as well as for sale to foreigners.

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SURFACES

Living area	61.5 m ²
Terrace surface	22 m ²

CHARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Location floor	Ground floor
Costs	CHF 370.-/month

DISTANCES

Station	340 m
Public transports	166 m
Stores	190 m
Cable car	151 m
Post office	165 m
Restaurants	287 m
Park / Green space	343 m

DISTRIBUTION

- hall / cloakroom
- Living room with fireplace
- Open kitchen / bar
- Bathroom / WC
- Double bedroom
- Terrace

INFORMATION

Year of construction	2003
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- International schools
- Near a golf course
- Ski piste
- Ski lift
- Hiking trails
- Ice rink

OUTSIDE CONVENIENCES

- Terrace/s

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Cellar
- Ski storage
- Unfurnished
- Built-in closet

- Fireplace
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Laundry
- Bath
- Interphone
- Electric garage door

FLOOR

- Tiles
- Carpet

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Alps

STYLE

- Classic

FINANCIAL DATA

Price	CHF 495'000.-
Availability	12.06.2026
Judicial form	PPE

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