

LEYSIN



Splendid renovated attic - Breathtaking view
of the Alps

CHF 890'000.-

Parking place(s) included



4



3



~107.4 m²

n° ref.

5833974_045807



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Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Nestled in the sunny heights of the Vaud Alps, the resort of Leysin seduces with its spectacular natural setting, dynamic year-round atmosphere and numerous facilities including shops, restaurants, sports center and international schools, while offering a ski area close to Glacier 3000 and integrated into the famous Magic Pass package, ideal for lovers of skiing and mountain activities in all seasons. The direct gondola shuttle is less than 200m away.

At the heart of the Le Sapin Vert residence, ideally located close to the Vermont train station on the Aigle-Leysin line and within walking distance of the center, Le Sapin Vert 4 is a splendid, fully renovated 4-room penthouse apartment with approx. 107 m² of living space, featuring a south-facing balcony with

exceptional panoramic views of the resort and the Alps, comprising a spacious living room with open kitchen, a cosy reading area with fireplace, two double bedrooms, a single anteroom with panoramic views, a bathroom and a small mezzanine completing the first floor. The apartment has parquet flooring throughout

The PPE consists of just four apartments, guaranteeing a quiet, privileged residential setting.

A covered parking space is included in the sale price, with the possibility of acquiring a second space for CHF 40,000.- in addition.

The property is available as a primary or secondary residence, and sale is permitted to foreign buyers.

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SURFACES

Living area	~ 107.4 m ²
Balcony Surface	~ 12 m ²

CHARACTERISTICS

Number of rooms	4
Number of bedrooms	3
Number of bathrooms	1
Number of toilets	1
Costs	CHF 608.-/month

DISTANCES

Station	188 m
Primary school	460 m
Stores	556 m
Cable car	1225 m
Bank	673 m
Restaurants	556 m

DISTRIBUTION

- Entrance
- Large living room
- Open kitchen
- South balcony
- South anteroom
- North double bedroom
- North double bedroom
- Bathroom
- Small mezzanine

INFORMATION

Year of construction	1915
Year of restoration	2024
Heating installation	Floor
Domestic water heating system	Solar
Heating system	Gas

NEIGHBOURHOOD

- Villa area
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Primary school
- International schools
- Public swimming pool
- Tennis centre
- Ski resort

OUTSIDE CONVENIENCES

- Balcony/ies
- Covered parking space(s)

INSIDE CONVENIENCES

- Without elevator
- Open kitchen
- Cellar
- Ski storage
- Fireplace
- Triple glazing
- Bright/sunny

- With character

EQUIPMENT

- Furnished kitchen
- Washing machine
- Dryer
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Alps

STYLE

- Modern

FINANCIAL DATA**Price****CHF 890'000.-****Availability**

To be discussed

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