

VILLARS-SUR-OLLON



"One of a kind" luxury 4.5p in the prestigious
Domaine du Roc

Price upon request

Parking place(s) included



4.5



3



~165 m²

n° ref. **032534**



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

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

Switzerland

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SITUATION AND DESCRIPTION

A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE

Popular resort in the heart of the Vaud Alps, Villars-sur-Ollon offers many advantages to its residents in summer and winter alike.

Ideally nestled in a green setting, a true haven of peace, just a few steps from the village center, the ski area and internationally renowned private colleges, the chalet residence " le Domaine du Roc " is a prestigious address and an unbeatable location.

We are delighted to present this luxurious apartment boasting a unique 180-degree panoramic view of the Alpine massifs.

This top-quality property combines contemporary design, elegance, high-end materials and authenticity

in an atmosphere of ultimate well-being and comfort. Offering 4.5 rooms spread over 168m² of living space with a huge balcony, this spacious and luminous property benefits from a south and south-west exposure offering optimal sunshine throughout the day.

The residence offers underground parking with direct elevator access to the apartment preserving the beauty of the estate and guaranteeing you high-level amenities. A fitness room, ski room and cellar complete this property.

A mere 90mins from Geneva city & airport and 40mins from Sion airport, the Villars resort offers easy access in all seasons.

This property is for sale as a second or main residence It is also available for sale to non-residents

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SURFACES

Living area	~ 165 m ²
Balcony Surface	~ 64.9 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of balcony	1
Location floor	2nd floor
Costs	CHF 12'500.-/year

DISTANCES

Station	581 m
Public transports	136 m
Secondary school	183 m
Stores	203 m
Post office	579 m
Bank	189 m
Restaurants	100 m

DISTRIBUTION**Ground floor**

Beautiful entrance of very high standing with luxurious decoration
Stone-clad walls
Beautiful elevator serving 2 basements and 3 floors

2nd floor

Entrance hall with built-in closets, bespoke
Guest WC
Spacious double living room with large stone fireplace, very beautiful windows giving direct access to a huge balcony, south, panoramic view
Spacious hallway with built-in cupboards and closets, made-to-measure
Spacious master bedroom, reading area, built-in closets, full bathroom, direct access to balcony
2 double bedrooms, with en-suite shower room, built-in wardrobes
Laundry room with washer/dryer column

Basement

Parking
Cellars
Ski room
Fitness room

INFORMATION

Year of construction	2019
Basement	2
Heating installation	Floor
Domestic water heating system	Heat pump
Heating system	Heat pump

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
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail

- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Theatre
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Wheelchair-friendly
- Lift/elevator
- Garage
- Underground car park
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Bicycle storage
- Ski storage
- Fitness room
- Partially furnished
- Built-in closet
- Air conditioning
- Connected thermostat
- Fireplace
- Triple glazing
- Bright/sunny

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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- With front and rear view
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Dishwasher
- Wine cooler
- American Fridge
- Private laundry
- Shower
- Bath
- Internet connection
- Electric blind
- Alarm
- Interphone
- Code door
- Videophone
- Security guard
- Electric gate
- Electric garage door
- Outdoor lighting
- Home automation

FLOOR

- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

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

STYLE

- Classic
- Modern

STANDARD

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

MISCELLANEOUS

- With half-time caretaker job























