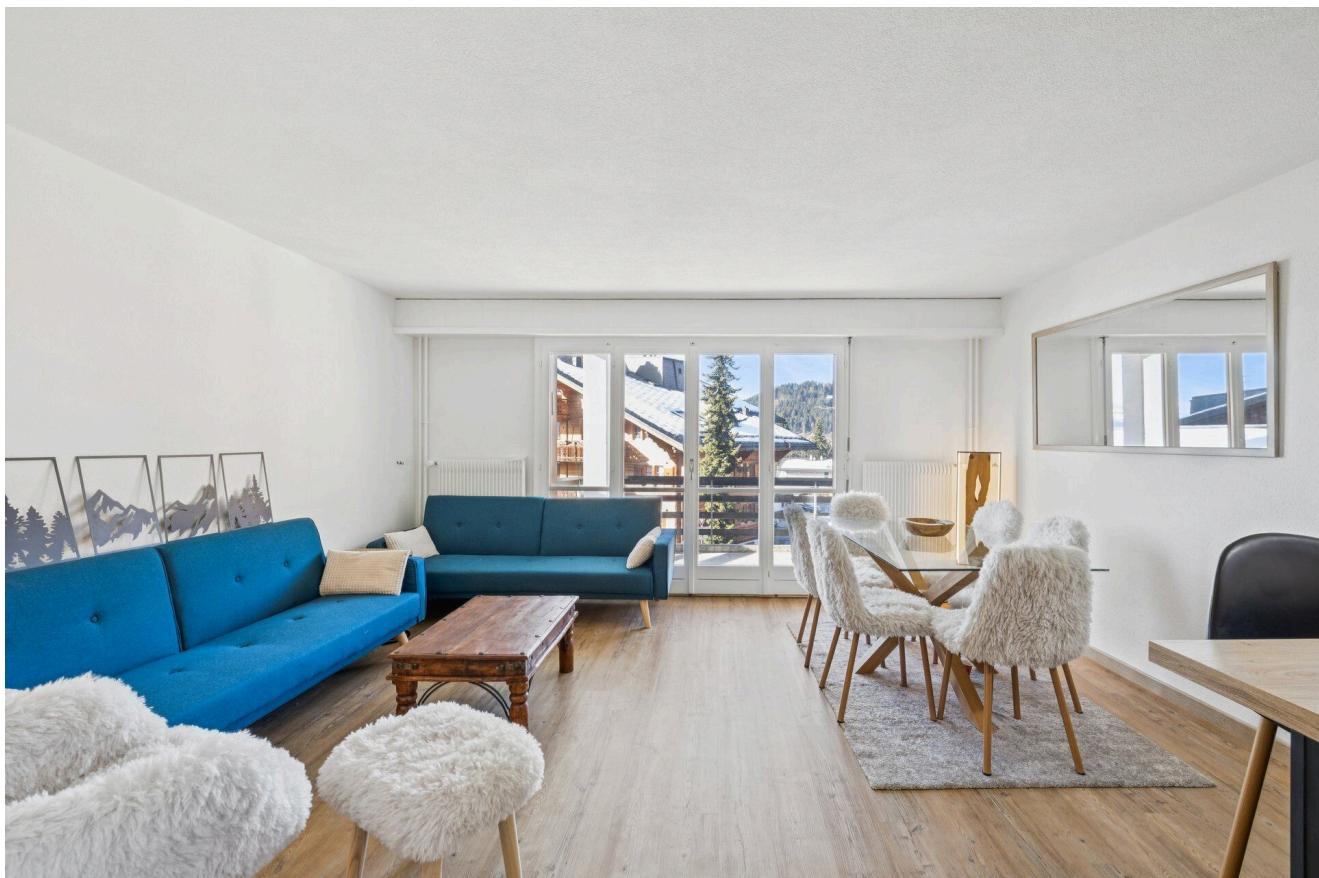


# VILLARS-SUR-OLLON



Renovated apartment in the center of Villars-sur-Ollon

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**CHF 760'000.-**

Price of parking place(s) in addition



3.5



2



~86 m<sup>2</sup>

n° ref. **042327**



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## SITUATION AND DESCRIPTION

Located in the heart of Villars-sur-Ollon, a charming family resort in the Vaud Alps, the Villars-Soleil residence enjoys a privileged location close to all shops, services and restaurants. You can leave your car in the residence's garage and enjoy all the advantages of the resort on foot or by public transport: sports and wellness center, fitness center, skating rink, tennis court, golf course. The International Schools are also in the immediate vicinity. Thanks to the Magic Pass, you can enjoy the 130km of slopes in the Villars-Gryon-Diablerets ski area, cross-country and cross-country skiing, tobogganing and the charming BVB cog railway linking Villars-sur-Ollon to Bretaye.

Renovated in 2025 by an architect, this spacious 3.5-room apartment will seduce you with its modern, uncluttered Scandinavian-style design. The top-of-the-range, custom-fitted kitchen opens onto a

beautiful living area, offering space for a large dining table and a sitting area. The balcony overlooks the village center and the mountains. The bedrooms are each spread over one floor and each have their own bathroom for added privacy.

An additional garage parking space and a cellar complete this property. Outdoor parking spaces are available for residents, as well as a ski room and communal laundry.

Because of its size and location, this property is ideal for a vacation rental investment.

The Aigle train station can be reached in 20mn, Montreux in 40mn, Geneva and its airport in 90mn, Sion in 50mn.

Sale as a second or main residence. Accessible to non-Swiss residents.

## **SURFACES**

Living area	~ 86 m <sup>2</sup>
Balcony Surface	~ 20 m <sup>2</sup>

- 1 bathroom with shower and WC

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of balcony	2
Costs	CHF 8'500.-/year

## **ANNEXES**

- Parking space inside garage not included
- Private cellar
- Collective laundry area and ski room
- Outside parking spaces available

## **DISTANCES**

Station	250 m
Public transports	25 m
Primary school	500 m
Stores	25 m
Cable car	500 m
Restaurants	25 m

## **DISTRIBUTION**

### **1st floor**

- Entrance with staircase distributing to all floors
- Large living room opening onto a southwest balcony
- Custom fitted open kitchen with island/bar

### **2nd floor**

- 1 large bedroom opening onto a south-west balcony
- 1 bathroom with bath and WC

### **Under the roof**

- 1 large bedroom

## INFORMATION

Year of construction	1969
Year of restoration	2025
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

- Underground car park
- Open kitchen
- Furnished
- Double glazing

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- International schools
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski resort
- Ski lift
- Hiking trails
- Ice rink

## OUTSIDE CONVENIENCES

- Balcony/ies
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Bath
- Shower

## ORIENTATION

- South
- West

## EXPOSURE

- Favourable

## STYLE

- Modern

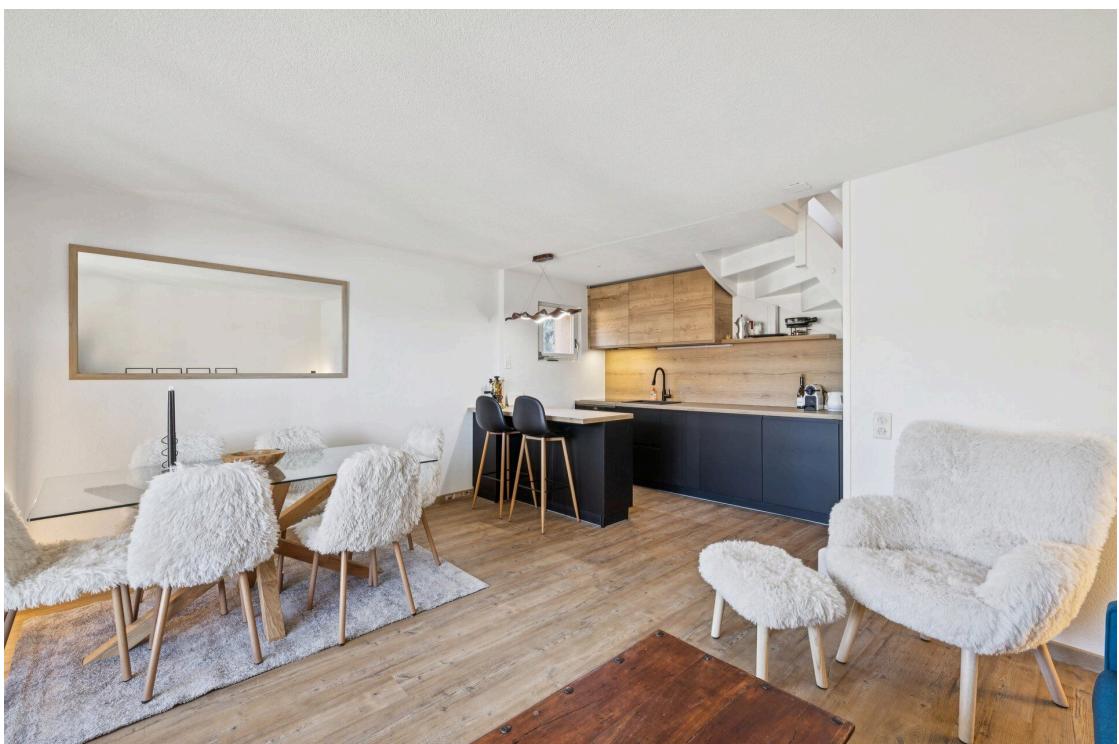
## MISCELLANEOUS

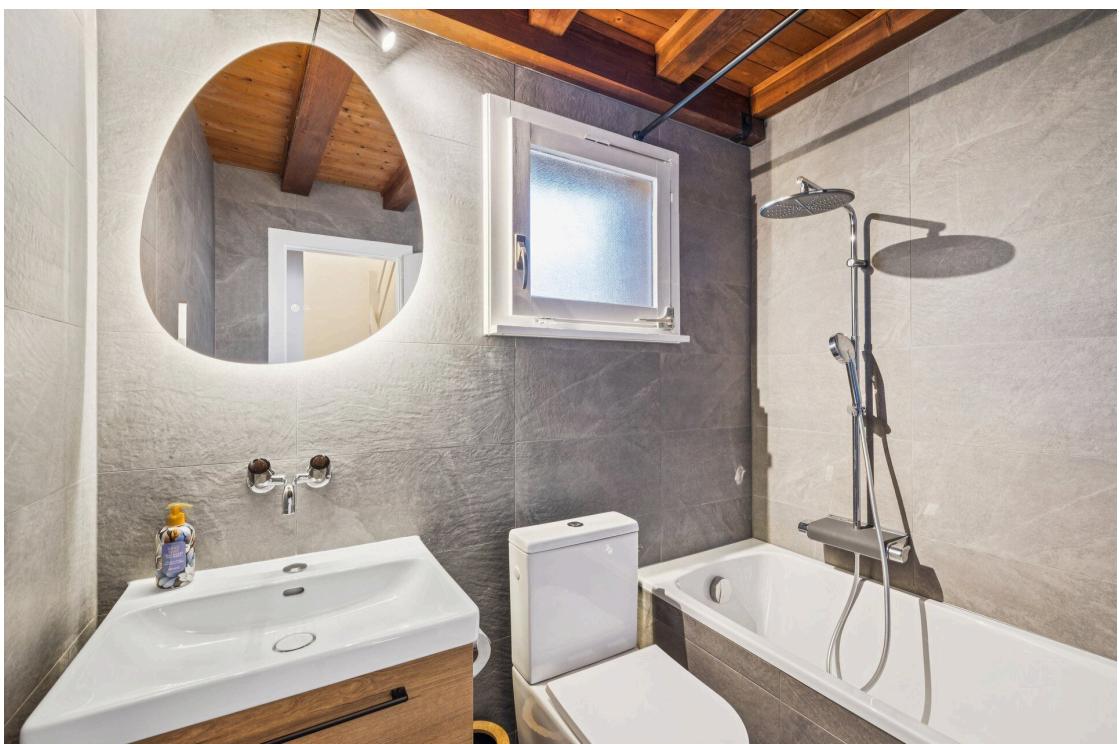
- With part-time caretaker job

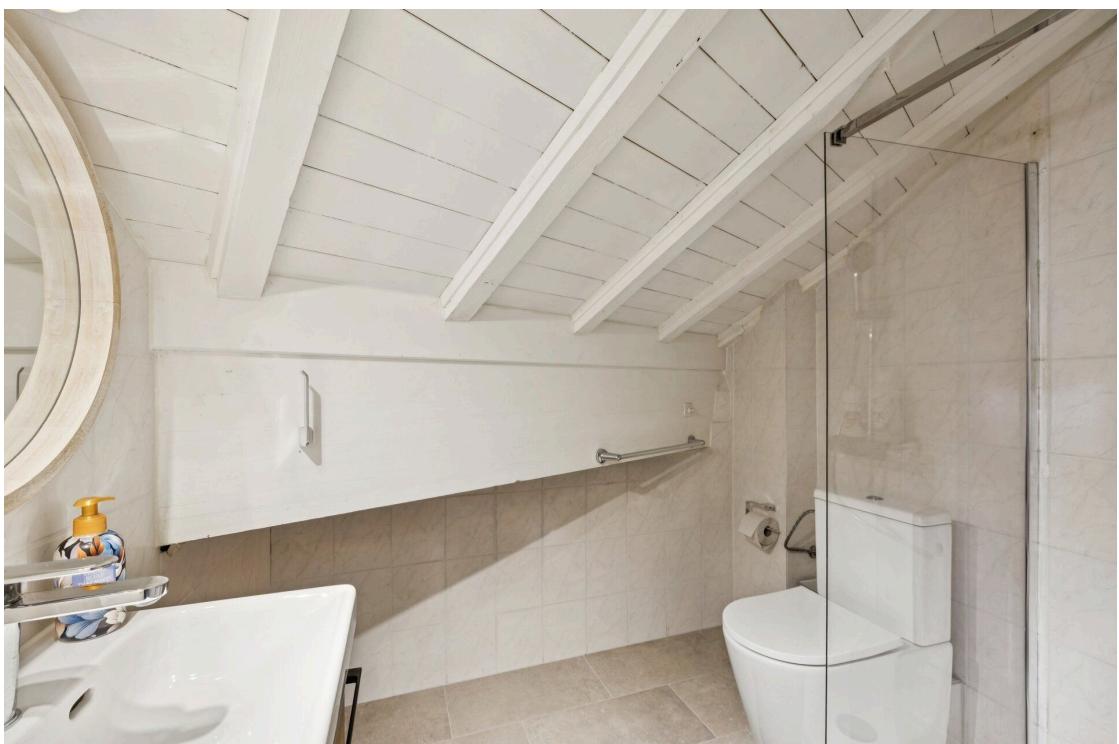
## FINANCIAL DATA

<b>Price</b>	CHF 760'000.-
<b>Price park. int. ①</b>	CHF 30'000.-
<b>Total price</b>	<b>CHF 790'000.-</b>
<b>Availability</b>	immediately

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