

VILLARS-SUR-OLLON



In the centre, furnished for 4 people, 1 year
rental contract

CHF 330'000.-



2



1



~26 m²

n° ref.

5805501_044540



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Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBYS INTERNATIONAL REALTY !

Le Gamat is a PPE ideally located in the center of the resort of Villars-sur-Ollon, at the arrival of the ski slopes as well as within walking distance of shops and restaurants.

Annexed to the Hotel Victoria, the complex was completely renovated in 2022 including peripheral insulation and a latest-generation remote heating system with solar thermal complement. For a daily fee, the owner will have access to the hotel's amenities, including indoor swimming pool, gym, saunas and hammam.

Located on the 2nd floor with elevator access, this pretty 26 m² pied à terre, furnished and equipped for 4 people, comprises a living room, separate bedroom,

bathroom and a new kitchen at the entrance. Facing North, the view is unobstructed over the Ski Area and the Grand Chamossaire peak.

A ski room, a cellar and a shared laundry room complete the property.

At parking level, public spaces in the 10h blue zone are available in front of the doorstep.

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

The Gamat 32 apartment is sold with a short-term rental contract to be taken over compulsorily until February 15, 2027. Figures and conditions are available on request.

Visits are possible 7/7 by appointment

www.switzerland-sothebysrealty.ch

SURFACES

Living area ~ 26 m²

CHARACTERISTICS

Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Location floor	2nd floor
Costs	CHF 2'002.-/year

DISTANCES

Station	331 m
Public transports	109 m
Primary school	487 m
Stores	200 m
Cable car	544 m
Post office	331 m
Bank	224 m
Restaurants	32 m

DISTRIBUTION

- Entrance
- Open kitchen
- Bathroom/WC
- Living room with TV area and double sofa bed
- Double bedroom



SPECIAL FEATURES

Furniture: CHF 7,500 extra

INFORMATION

Year of construction	1976
Year of restoration	2022
Heating installation	Radiator
Domestic water heating system	Solar, Distance heating
Heating system	Solar, Distance heating

NEIGHBOURHOOD

- City centre
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- International schools
- Near a golf course
- Ski resort
- Indoor swimming pool
- Ice rink
- Doctor

OUTSIDE CONVENIENCES

- Public parking

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen

- Cellar
- Ski storage
- Sauna
- Jacuzzi
- Swimming pool
- Recreationroom
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Laundry
- Bath
- WiFi

FLOOR

- Laminated

CONDITION

- Very good

ORIENTATION

- North

EXPOSURE

- Good
- Morning

VIEW

- Clear
- Mountains

FINANCIAL DATA**Price****CHF 330'000.-****Availability**

immediately

Judicial form

PPE

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STYLE

- Classic







