

VILLARS-SUR-OLLON



Granit: Splendid renovated 4 bedroom
apartment close to ski pistes

CHF 1'470'000.-

Price of parking place(s) in addition



5



4



~122.2 m²

n° ref. **034403**



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SITUATION AND DESCRIPTION

EXCLUSIVITY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Magnificent 5-room apartment completely renovated ideally located in the Domaine de la Résidence near the ski slopes. Villars-sur-Ollon is a cosmopolitan resort easily accessible in all seasons: 18-hole alpine golf course, sports center with tennis, Bains de Villars, international schools and ski area that is part of the MagicPass package including 69 other resorts.

The Résidence Granit is a small EPP built in 1984 in the lower part of the Domaine de la Résidence. Apartment 4 has been completely renovated with quality materials.

The day part includes a living room with fireplace and dining area, a new open kitchen with bar and wine fridge. The sleeping area includes two beautiful

double bedrooms and two single bedrooms with bunk beds as well as 3 bathrooms, one of which has a private washing column. A large south and west balcony invites you to relax while enjoying the panorama of the Alps.

The apartment is accessible by lift from the entrance to the garage, floor also comprising a ski room, a cellar and a common laundry room.

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

SURFACES

Living area	~ 122.2 m ²
Weighted Surface	~ 147 m ²
Balcony Surface	~ 50.4 m ²

CARACTERISTICS

Number of rooms	5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Number of balcony	3
Location floor	2nd floor
Costs	CHF 15'345.-/year

ANNEXES

- Indoor parking space not included

DISTANCES

Public transports	575 m
Primary school	1410 m
Stores	680 m
Restaurants	615 m

DISTRIBUTION

- Entrance
- Living room with fireplace
- Dining area
- Open kitchen with bar
- South balcony
- Double bedroom, en-suite bathroom, South balcony
- Double Room, West Balcony
- Bedroom with bunk beds, West balcony
- Bedroom with bunk beds, adjoining shower room, North balcony
- Bathroom, private washing column

INFORMATION

Year of construction	1982
Year of restoration	2009
Heating installation	Radiator
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Mountains
- Shops/Stores
- Bus stop
- International schools
- Near a golf course
- Tennis centre
- Ski piste
- Hiking trails

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Cellar
- Ski storage
- Built-in closet
- Fireplace

- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Wine cooler
- Private laundry
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good
- Renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price	CHF 1'470'000.-
Price park. int. ①	CHF 30'000.-
Total price	CHF 1'500'000.-
Availability	immediately

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Living room



Granit



Master bedroom 1



Dining area



Kitchen



Living room



Bedroom 3



Bedroom 4



Bathroom



Bathroom



Bathroom - Corridor



South balcony



Kitchen



West balcony



North balcony









Twin bedroom 2