

## VILLARS-SUR-OLLON



Rare opportunity! Beautifully renovated pied-à-terre, Villars center



2.5



2



~62.5 m<sup>2</sup>

n° ref. **044653**

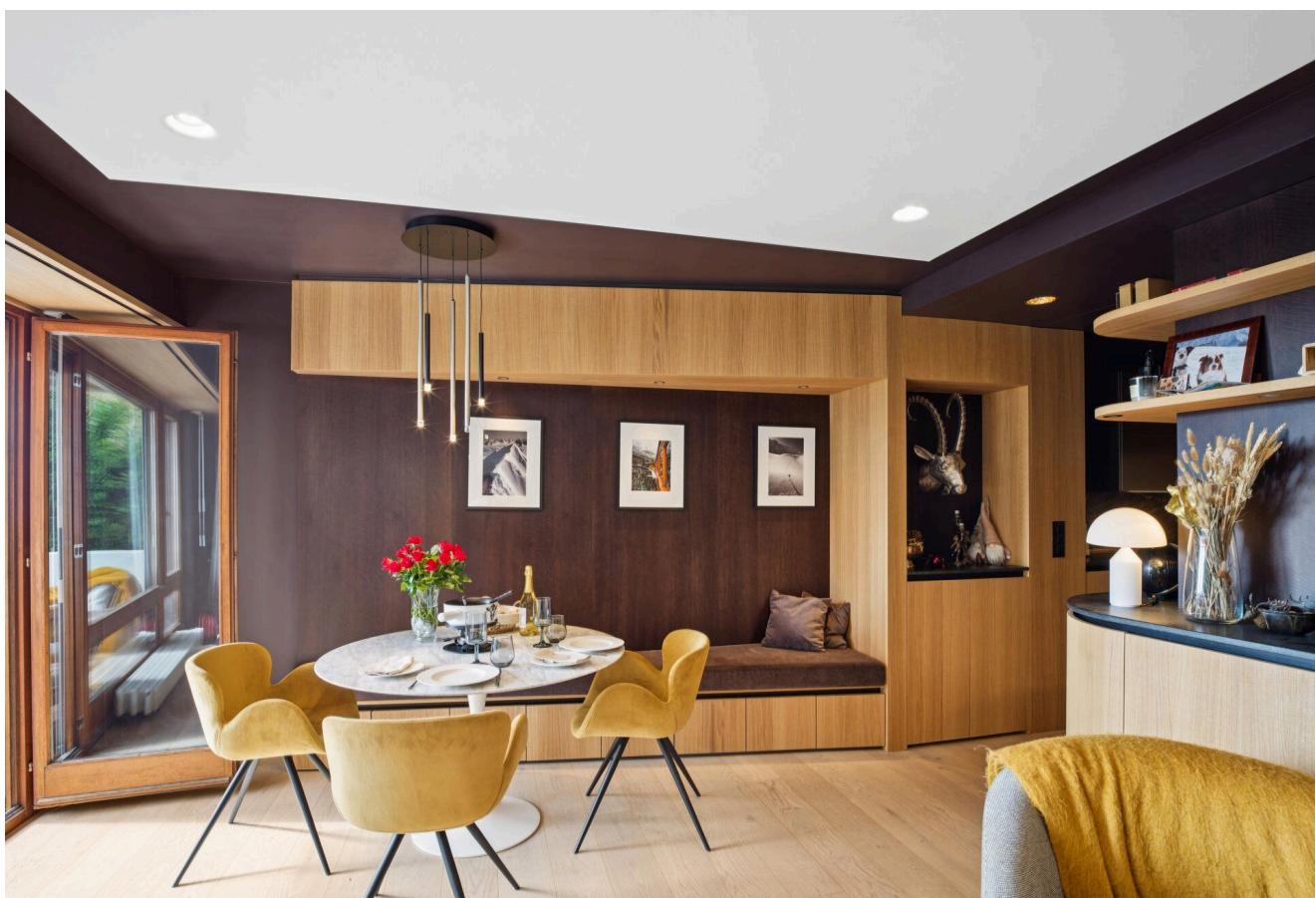


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## SITUATION AND DESCRIPTION

### A SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY EXCLUSIVE

Villars-sur-Ollon is renowned for its ideal location between nature and accessibility. This charming and highly sought-after resort is the perfect choice for those seeking a peaceful living environment while remaining close to the dynamic cities of the Lake Geneva region and easy access to Geneva and Sion airports.

Staying true to its cosmopolitan atmosphere, this pretty "4-season" resort in the Vaud Alps continues to attract a growing number of families who come here to establish their second homes, or take the plunge to live here year-round.

We invite you to discover this elegant, cozy and chic apartment, ideally located in the heart of the village.

All its amenities are on your doorstep, internationally renowned colleges are close to the residence, sports centers and ski lifts are accessible in minutes thanks to a shuttle and bus system benefiting from a very regular frequency.

Quality and features make this property a wise choice for Swiss investors or international clientele.

Aigle train station can be reached in 15mns, Lausanne in 55mns, Geneva city and airport in 90mns, Sion airport in 30mns.

Available as a second or main home.  
Available for sale to non-residents.

## **SURFACES**

Living area ~ 62.5 m<sup>2</sup>

## **CARACTERISTICS**

Number of rooms	2.5
Number of bedrooms	2
Number of bathrooms	2
Location floor	1st floor
Costs	CHF 3'480.-/year

## **DISTANCES**

Station	164 m
Public transports	74 m
Stores	174 m
Post office	161 m
Bank	42 m
Restaurants	113 m

## **DISTRIBUTION**

Cellars  
Technical rooms

## INFORMATION

Year of construction	1969
Year of restoration	2023
Domestic water heating system	Fuel oil
Heating system	Fuel oil

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

## NEIGHBOURHOOD

- Village
- Mountains
- Residential area
- 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
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Indoor swimming pool
- Ski lift
- Cross-country ski trail

## OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet

## INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory
- Dressing
- Ski storage
- Furnished
- Built-in closet
- Connected thermostat
- Double glazing
- Bright/sunny

## EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Laundry
- Shower
- WiFi
- Internet connection

## FINANCIAL DATA

### Price

### Availability

To be discussed

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- Electric blind
- Interphone

#### **FLOOR**

- Parquet floor
- Stone

#### **CONDITION**

- Very good
- Renovated

#### **ORIENTATION**

- South
- East

#### **EXPOSURE**

- Optimal
- All day

#### **VIEW**

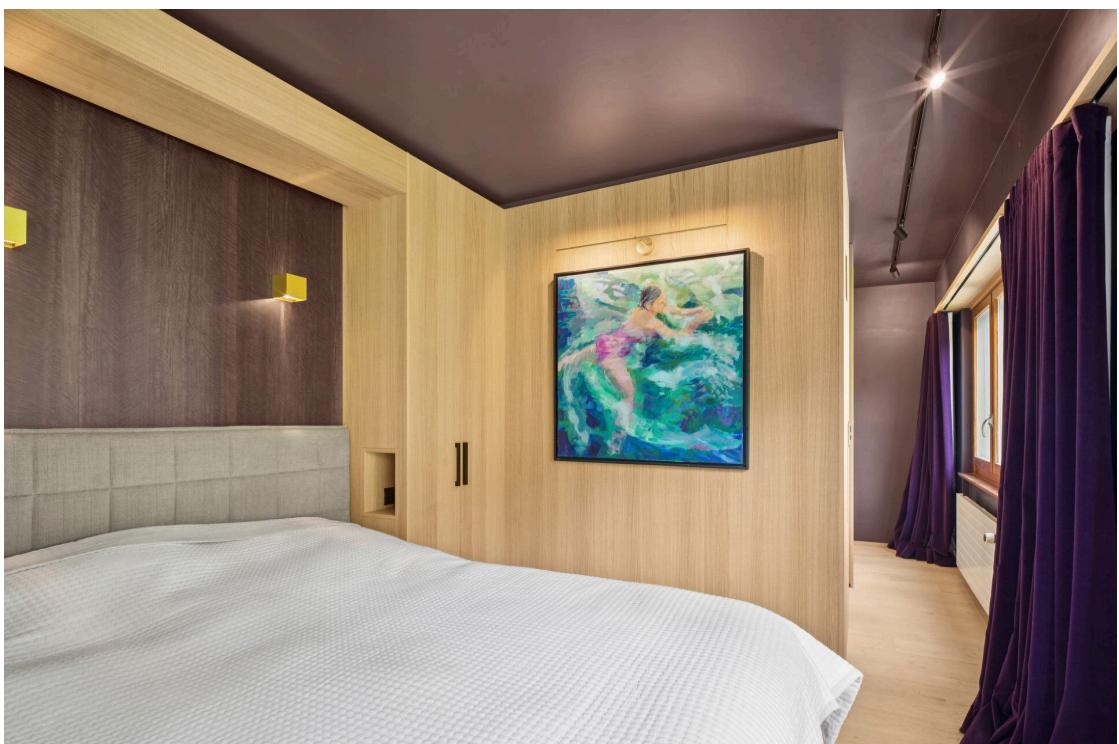
- Nice view
- Clear
- With an open outlook
- Mountains
- Alps

#### **STYLE**

- Modern











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