

VILLARS-SUR-OLLON



Emeraude 26 - Renovated furnished studio for
3 people, south-facing

CHF 260'000.-



1



1



~26 m²

n° ref.
5805497_042913



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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Ideally located in the sought-after Roche Grises district of Villars-sur-Ollon, this delightful studio apartment, completely renovated in 2025, enjoys a privileged location in the immediate vicinity of the Roche Grises train station linking Bretaye and the ski slopes in winter, as well as the tennis center and day-care center.

Located on the 2 floor of the *Emeraude* residence, it benefits from a south-facing aspect offering optimal brightness and unobstructed views of the surrounding park as well as the majestic Dents du Midi.

The studio comprises a pleasant living area equipped with a double sofa bed and a single armchair bed, a brand-new kitchen, and a bathroom with bath and

WC. The balcony, a real asset, invites you to relax while enjoying the panorama.

Unallocated parking spaces are available at the entrance to the building.

The property is available as a primary or secondary residence, with authorization to sell to foreign buyers.

The studio is sold with a short-term rental contract to be taken over compulsorily until February 15, 2027.

Available immediately. Visits possible 7 days a week by appointment.

SURFACES

Living area	~ 26 m ²
Balcony Surface	~ 6 m ²

CARACTERISTICS

Number of rooms	1
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	2nd floor
Costs	CHF 216.-/month

DISTANCES

Station	167 m
Public transports	57 m
Stores	706 m
Restaurants	204 m
Park / Green space	142 m

DISTRIBUTION

Living room
Bathroom
Open kitchen
South balcony



SPECIAL FEATURES

Furniture: CHF 5'000 extra

INFORMATION

Year of construction	1973
Year of restoration	2025
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

- Cellar
- Ski storage
- Furnished
- Double glazing
- Bright/sunny

NEIGHBOURHOOD

- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Primary school
- International schools
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Cross-country ski trail
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen

EQUIPMENT

- Fitted kitchen
- Laundry
- Bath

FLOOR

- Laminated

CONDITION

- Good
- To be refurbished

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Park
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

CHF 260'000.-

Availability

immediately

Judicial form

PPE

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