

VILLARS-SUR-OLLON



Améthyste 10 - Renovated apartment with
balcony at Les Roche Grises

CHF 410'000.-



2



1



~32 m²

n° ref. **046057**



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SITUATION AND DESCRIPTION

EXCLUSIVE TO SOTHEBY'S INTERNATIONAL REALTY

At the heart of the prestigious alpine resort of Villars-sur-Ollon, renowned for its exceptional natural setting, elegant atmosphere and first-class infrastructure, discover this superb, recently renovated 2-room apartment, ideally located in the sought-after Roche Grises area.

Villars is part of a vast ski area linking Villars, Gryon and Les Diablerets, offering kilometers of varied slopes suitable for all levels, as well as numerous facilities for winter sports enthusiasts. In summer, the resort is transformed into an outdoor paradise with panoramic hiking trails, mountain bike courses, alpine golf, tennis courts, children's activities and wellness areas.

At just 100 meters from the Roches Grises train station, you can access the ski slopes and peaks of the resort

directly in just a few minutes, for a particularly smooth and comfortable experience. The lively resort center, with its shops, restaurants, international schools and leisure facilities, can be reached in around 5 minutes on foot. The tennis center is also in the immediate vicinity.

Located on the 1st floor of a residence with elevator, the apartment enjoys a pleasant south-facing aspect, guaranteeing excellent sunshine throughout the day. Its 8 m² balcony/loggia provides an ideal outdoor space to enjoy the Alpine panorama.

With a living area of around 32 m², it comprises a comfortable double bedroom, a bright living room with double sofa bed, a new modern kitchen with bar, and a fully renovated shower room. The apartment is fully equipped to accommodate 4 people.

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An unallocated outdoor parking lot, reserved for building residents, completes this property. A ski room, a private cellar and the shared laundry room are located in the basement.

The Améthyste 10 apartment is sold with a short-term lease agreement that must be taken over for 12 months. The figures and conditions are available on request.

Visits are possible 7 days a week, according to the vacation rental schedule.

SURFACES

Living area	~ 32 m ²
Weighted Surface	~ 36 m ²
Balcony Surface	~ 8 m ²

CARACTERISTICS

Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Location floor	1st floor
Costs	CHF 284.-/month

DISTANCES

Station	107 m
Public transports	127 m
Nursery school	138 m
Stores	734 m
Cable car	1150 m
Post office	476 m
Bank	647 m
Restaurants	134 m
Park / Green space	209 m

DISTRIBUTION

- Entrance
- Large new open kitchen with bar
- New shower room
- Living room
- Desk area
- Double bedroom
- Balcony/Loggia

INFORMATION

Year of construction	1972
Year of restoration	2025
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- City centre
- Mountains
- Restaurant(s)
- Railway station
- Bus stop
- Playground
- Nursery
- Primary school
- International schools
- Sports centre
- Near a golf course
- Tennis centre
- Ski resort
- Doctor

OUTSIDE CONVENIENCES

- Loggia
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Cellar
- Ski storage

- Furnished
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Laundry
- Shower

FLOOR

- Parquet floor

CONDITION

- Renovated

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Park
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price	CHF 410'000.-
Availability	immediately
Judicial form	PPE

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