

CHESIÈRES



Superb modern 3.5-room apartment -
Breathtaking view - CECB in B

CHF 890'000.-

Price of parking place(s) in addition



3.5



2



~79 m²

n° ref. **045885**



Switzerland | Sotheby's International Realty
Avenue Centrale 128, 1884 Villars-sur-Ollon

Milena Mazzoleni
+41 76 680 03 81
milena.mazzoleni@swsir.ch

Switzerland

Sotheby's
INTERNATIONAL REALTY



SITUATION AND DESCRIPTION

This luxury residence with 12 apartments was built in 2011. Ideally located in the heart of Chesières, on the plateau of Villars-sur-Ollon, a charming ski resort in the Vaud Alps, the residence benefits from immediate proximity to public transport (150m on foot), shops and International Private Schools.

Located on the 1st floor, this 3.5-room apartment enjoys exceptional panoramic views of the mountains, including the majestic Dents du Midi. With 79 m² of living space, complemented by a 19 m² balcony, this property offers a spacious, light-filled living room with a modern, fully-equipped open kitchen. The large balcony, a true extension of the living space, allows for the installation of a large dining table and provides an ideal setting for enjoying the breathtaking view. A Swedish stove adds a warm and friendly touch to the whole.

The apartment seduces with its contemporary ambience, beautiful volumes, top-of-the-range finishes and excellent state of maintenance. The two large bedrooms, also facing the balcony, benefit from mountain views.

Underfloor heating, individually thermostatically controlled in each room, ensures optimum comfort. Excellent energy level with a CECB level B.

The reinforced concrete construction, clad with larch on the facade, lends the property an elegant, high-end Alpine chalet-style cachet.

The residence, secured by automatic gates, also features a communal laundry room and ski room. A large elevator connects the floors directly from the garage.

This property is sold with an interior parking space in the underground parking lot and a private cellar.

www.switzerland-sothebysrealty.ch

Available as a primary or secondary residence.
Authorized for sale to non-Swiss residents.

SURFACES

Living area	~ 79 m ²
Balcony Surface	~ 19 m ²

CHARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Location floor	1st floor
Costs	CHF 5'600.-/year

DISTANCES

Public transports	100 m
Stores	200 m

DISTRIBUTION**1st floor**

- . Entrance hall with built-in cupboard
- . Spacious living room with Swedish stove
- . Large balcony, splendid view of the Dents du Midi
- . Open-plan fitted kitchen
- . 2 bedrooms with wardrobes and balcony access
- . Bathroom with Italian shower and WC
- . Bathroom with bath, double washbasin and WC

Basement

- . Shared laundry
- . Underground garage
- . Technical room
- . Ski room with private cupboard
- . Cellar equipped with electrical outlet

INFORMATION

Year of construction	2011
Number of flats	12
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden in co-ownership
- Fence

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Cellar
- Ski storage
- Built-in closet
- Swedish stove
- Bright/sunny

EQUIPMENT

- Interphone
- Code door
- Electric garage door

CONDITION

- As new

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Alps

STYLE

- Modern

FINANCIAL DATA

Price	CHF 890'000.-
Price park. int. ①	CHF 30'000.-
Total price	CHF 920'000.-
Availability	To be discussed
Judicial form	PPE

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.









