

## VILLARS-SUR-OLLON



Zenith 8 - 3.5p standing, balcony, beautiful view, right in the center

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**CHF 980'000.-**

Parking place(s) included



3.5



2



~73.1 m<sup>2</sup>

n° ref. **034141D**



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## SITUATION AND DESCRIPTION

### EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY!

Located in the heart of the Vaud Alps, the popular resort of Villars-sur-Ollon offers its residents many advantages in summer and winter alike. Just a stone's throw from the ski area linking 44 facilities and 125 km of pistes, winter sports enthusiasts will be delighted.

Le Zenith is an ideally located condominium right in the center of Villars-sur-Ollon next to the train station and close to all amenities, as well as its many internationally renowned colleges.

This splendid apartment has been completely renovated with first-class finishes. Beautiful living room with dry-stone fireplace, diffused lighting, all furnished ready for weekly or seasonal rental. Chic, cozy atmosphere, lots of character!

The modern, fully-equipped kitchen has a small bar and the living room features a magnificent fireplace inviting you to relax.

On the night side, the two double bedrooms are generously sized and benefit from access to the balcony. A parking space in the underground garage ideally completes the ensemble.

The Aigle train station can be reached in 20mins, Montreux in 30mins and Geneva in 90mins.

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

## **SURFACES**

Living area	~ 73.1 m <sup>2</sup>
Balcony Surface	~ 9.4 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of levels	1
Number of balcony	1
Location floor	2nd floor
Costs	CHF 8'000.-/year

## **ANNEXES**

- Indoor parking space (not included)

## **DISTANCES**

Station	65 m
Public transports	45 m
Primary school	220 m
Secondary school	220 m
Stores	375 m
Post office	65 m
Bank	265 m
Restaurants	1 m

## **DISTRIBUTION**

- Entrance hall
- Open kitchen with bar
- Living room with fireplace and balcony access
- 2 double bedrooms
- Bathroom with bathtub/wc
- Guest toilet
- Balcony

## INFORMATION

Year of construction	1980
Year of restoration	2021
Heating installation	Floor, Chimney
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Primary school
- International schools
- Horse riding area
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Ski piste
- Indoor swimming pool
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Bike trail
- Theatre
- Concert hall
- Doctor

## OUTSIDE CONVENIENCES

- Balcony/ies
- Garage

## INSIDE CONVENIENCES

- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Partially furnished
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher
- Laundry
- Shower
- Bath
- WiFi
- Internet connection
- Interphone

## FLOOR

- Tiles
- Parquet floor

## FINANCIAL DATA

### Price

**CHF 980'000.-**

### Availability

To be discussed

### Judicial form

PPE

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**CONDITION**

- Renovated

**ORIENTATION**

- South
- West

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Mountains
- Alps

**STYLE**

- Modern















