

# VILLARS-SUR-OLLON



Exceptional - Duplex SKI IN/OUT - Dents du  
Midi view

**CHF 820'000.-**

Price of parking place(s) in addition



3.5



2



~73 m<sup>2</sup>

n° ref. **045883**



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

EXCLUSIVE SWITZERLAND SOTHEBYS INTERNATIONAL REALTY

Ideally located in the immediate vicinity of the center of the Swiss ski resort of Villars-sur-Ollon, this superb 3.5-room duplex apartment enjoys a truly exceptional setting. Situated directly at the foot of the ski slopes and the Roc d'Orsay gondola, it is also just a few minutes' walk from shops, restaurants, and all resort amenities.

The apartment has been tastefully renovated in recent years, and the condominium itself is in excellent condition, notably benefiting from good energy performance standards.

With a living area of approximately 73 sq. m., this bright duplex is arranged over the garden level and first floor and benefits from ground-level access via a private entrance. It comprises a welcoming living room with

fireplace, two bedrooms, two bathrooms, a fully equipped kitchen, and an additional room ideal for an office or storage.

The balcony offers a magnificent, unobstructed view of the Dents du Midi, while the ground floor features a charming terrace and garden bordered by a small stream, creating a peaceful alpine atmosphere.

The property also includes a ski room, a private cellar, and access to a shared laundry room. Visitor parking spaces are available directly in front of the building, and the apartment is sold with a private garage box.

Beyond its breathtaking views of the Dents du Midi, the apartment's key highlight is its direct access to the ski slopes: simply cross the street and ski away.

This property may be used as a primary or secondary residence and is available for non-Swiss residents.

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

**SURFACES**

Living area	~ 73 m <sup>2</sup>
Weighted Surface	~ 78 m <sup>2</sup>
Balcony Surface	~ 10 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of levels	2
Number of balcony	1
Number of terraces	1
Costs	CHF 8'700.-/year

**ANNEXES**

. Private garage box (CHF 50'000.- extra)

**DISTRIBUTION**

- . Large bedroom
- . Bathroom with bath and WC
- . Office or storage space
- . Under-stair storage
- . Large south-facing terrace and garden access



## CONSTRUCTION

Heating system changed in 2007 - Roof in 2008 - Balcony in 2023 - Terraces and entrance in 2025.  
The apartment itself was partially renovated: bathrooms in 2007 - kitchen in 2013.

CECB: Envelope Efficiency D / Overall Efficiency C

**INFORMATION**

Year of construction	1971
Year of restoration	2025
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- River
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Ice rink

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Box
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Cellar
- Storeroom
- Built-in closet
- Fireplace
- Bright/sunny

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Unobstructed
- Alps

**FINANCIAL DATA**

<b>Price</b>	CHF 820'000.-
<b>Total number of parkings</b> ⓘ	CHF 50'000.-
<b>Total price</b>	<b>CHF 870'000.-</b>
<b>Availability</b>	To be discussed
<b>Judicial form</b>	PPE

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









