

VILLARS-SUR-OLLON



Rare duplex with garden, ski-in & ski-out,
sublime view!

CHF 3'320'000.-

Price of parking place(s) in addition



6.5



5



~289 m²

n° ref. **041274D**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Nested in an exceptional setting, this 6.5-room apartment offers a rare **ski in/ski out** opportunity, guaranteeing you direct access to the slopes in winter for total immersion in the alpine art of living.

From the entrance, a spacious and functional hall welcomes you, sublimated by numerous clever storage units.

The generous, light-filled living space features a contemporary kitchen with central island, a warm fireplace and French windows opening onto a south-facing terrace and garden.

The layout of the house preserves everyone's privacy thanks to two distinct sleeping areas:

The first, located to the northwest, offers two bedrooms, each with its own shower room.

The second, to the southeast, reveals two suites, with

direct access to the terrace and private garden to the south.

- a suite with shower room, WC, dressing room
- a sumptuous master suite seducing with its vast dressing room, separate WC and refined bathroom, equipped with bathtub, shower, double-sink basin and privileged access to the outside.

A lower ground floor with multiple assets

Directly connected to the apartment, the lower ground floor offers a modular space with numerous possibilities. Its independent access and layout make it an ideal opportunity for a liberal profession, a home office or an independent studio.

A first space, open onto a west-facing balcony,

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benefits from beautiful light and a pleasant setting. A second space, already equipped with electrical and water connections, allows for a variety of layouts to suit your needs.

An additional room, convertible into a laundry room, as well as numerous built-in storage spaces complete this functional and adaptable unit for multiple projects.

(The lower ground floor is not included in the base price, CHF 585'000.- must be added)

Area approx. 120m2

- Archiving room approx. 47m2 (electricity and ventilation)
- Furnishable room (studio, carnotzet, games room, cinema, with storage and laundry)
- 1 carnotzet entrance cupboards balcony

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SURFACES

Living area	~ 289 m ²
Garden surface	~ 570 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	5
Location floor	Garden floor
Costs	CHF 21'480.-/year

DISTRIBUTION

Spacious hall with storage.

Living area: modern kitchen with island, fireplace,
French windows onto terrace/garden (south-facing).

Visitor WC

Northwest bedroom:

Two bedrooms with en suite shower rooms.

South-east bedrooms :

One en suite bedroom with dressing room, terrace/
garden access.

Parental suite : Dressing room, separate WC,
bathroom (bath, shower, double basin), terrace/
garden access.

INFORMATION

Year of construction	1972
Year of restoration	2024
Heating installation	Floor
Heating system	Gas, Wood

NEIGHBOURHOOD

- Green
- Mountains
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery

INSIDE CONVENIENCES

- Without elevator
- Box
- Open kitchen
- Cellar
- Ski storage

- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- With character

EQUIPMENT

- Ceramic glass cooktop
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Private laundry
- Connections for washing tower
- Interphone

FLOOR

- Parquet floor
- Stone

CONDITION

- New

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price	CHF 3'320'000.-
Price park. int. ①	CHF 50'000.-
Total price	CHF 3'370'000.-
Availability	To be discussed

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VIEW

- Nice view
- Clear
- Unobstructed
- With an open outlook
- Mountains

STYLE

- Modern



























