

FENALET-SUR-BEX



Luxury village houses in Fenalet-sur-Bex

CHF 980'000.-

Parking place(s) included



5.5



4



~173 m²

n° ref.

040332.04033-



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in the charming hamlet of Fenalet-sur-Bex, just a few minutes' drive from Bex and Gryon, the "Le Hameau de Fenalet" project comprises 3 high-end, detached chalet-style village houses.

While carrying out a new-build project and working with high-performance, environmentally-friendly materials, the architect was keen to preserve the authentic spirit of the village by retaining the beautiful volumes and vertical exterior cladding reminiscent of the original barns.

Each house offers generous, bright, modern and well-thought-out spaces, with a typology of 5.5 rooms with living areas ranging from 142 to 185 sq.m. A private garden with teak terrace, a cellar area and two outdoor parking spaces with a charging station are included in the sale price for each home.

The choice of finishes is up to the lessee. Interior layouts are fully customizable, allowing you to create a space that reflects your tastes and needs. Minergie building standards.
Project developed with EPFL/SIA architects and local partners.

Secondary residence and sale to foreigners permitted.

Located in an exceptional natural setting, in a peaceful village, this project combines authenticity and modern comfort. Ideal for lovers of tranquility and nature, yet just a few minutes' drive from amenities and the Villars Gryon ski slopes.

SURFACES

Living area	~ 173 m ²
Weighted Surface	~ 195.1 m ²
Balcony Surface	~ 6.2 m ²
Garden surface	~ 150.3 m ²
Terrace surface	~ 12 m ²
Cellar surface	~ 3.4 m ²

CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	3
Number of balcony	1
Number of terraces	1
Year of construction	2026
Heating system	Air to water heat pump, Solar
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor
Outside parking place/s	2 included
Total nb. of parkings	2 included
Altitude	790 m

ANNEXES

- 2 outdoor parking spaces, one with a recharging station
- Shared technical room
- Cellar lot 1
- Cellar lot 2

DISTANCES

Public transports	47 m
Primary school	2456 m
Stores	2530 m
Post office	2512 m
Bank	2525 m
Restaurants	1958 m

DISTRIBUTION**Ground floor**

- Entrance hall with wall cupboards
- Living room with terrace access
- Dining room
- Open kitchen
- Utility room with possible laundry layout
- Shower room/wc
- Stairs leading to upper floor

1st floor

- Distribution hall with wall cupboards
- 3 bedrooms
- Study/bedroom with mezzanine access
- Bathroom/wc with double washbasin
- Shower room/wc
- Staircase leading to lower floor

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LOCATION

Located around 5 kilometers from the commune of Bex, Fenalet-sur-Bex enjoys a privileged geographical position in the heart of the Vaud Alps. Nestled in an exceptional natural setting, it is surrounded by mountains and benefits from the proximity of several communes such as Gryon, Ollon and Villars-sur-Ollon.

Fenalet offers its residents a peaceful living environment with access to the public transport network via regular bus links to Gryon and Bex, where the main rail connections are located. The Bex train station, on the Simplon line of the Swiss Federal Railways (SBB), provides quick access to Martigny and Lausanne.

The freeway can be reached in 10 minutes, making it easy to travel to the region's major cities:

- Monthey is just 15 minutes away
- Lausanne around 45 minutes
- Geneva just over 60 minutes away

- Gryon télécabine 15 minutes away

This ideal setting, between mountain and town, makes Fenalet-sur-Bex a sought-after place to live for those who appreciate tranquility while remaining connected to major centers

MUNICIPALITY

Fenalet-sur-Bex is a picturesque hamlet attached to the commune of Bex, in the Chablais region. This peaceful village nestled at the foot of the Alps, surrounded by exceptional natural scenery, offers a wonderful living environment just a few minutes' drive from the communes of Bex, Ollon and Gryon.

While quiet and unspoilt, Fenalet benefits from its proximity to Bex where you'll find shops, restaurants, schools, various services and leisure and to the mountain resort of Gryon with quick access to the Barboleuse gondola in less than 15mn by car. Access to the freeway is a 10-minute drive away.

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Children can attend schools in Bex, just a few minutes away.

This charming village will win you over with its calm, unspoilt environment and proximity to neighboring mountain resorts, creating a living space appreciated by lovers of nature and tranquility

CONSTRUCTION

This barn conversion project in Fenalet stands out for its blend of authenticity, modernity and sustainability. The high-end construction of these 3 chalet-style village houses will reflect the village's aesthetic codes as far as possible. Existing structures will be preserved as far as possible. The facades will be reworked with vertical wood panelling to recall the original character of the building, and opened up to bring in more light.

All connections are planned in accordance with communal guidelines, as is an external drainage system.

Also planned: new inverts, PVC piping, timber framing, mechanical tile roof and copper tinsmithing, triple-glazed wooden windows, wooden doors and staircases, external aluminium slatted blinds, underfloor heating.

High-quality joinery and sanitary fittings, natural wood joinery.

In terms of energy efficiency, this project complies with Minergie building standards and is part of a sustainable approach, with solutions in line with current standards: installation of triple-glazed windows, photovoltaic panels on the roof coupled with a heat pump to produce heating and domestic hot water, perimeter insulation and underfloor heating for optimum comfort.

Each dwelling will have an independent electrical panel located in the separate technical room shared by the three dwellings with the heat pump system.

The choice of finishes is up to the lessee. Interior layouts are fully customizable, allowing you to create a space that reflects your tastes and needs. Quality materials and finishing options are described in detail

in the construction specifications.

Project developed with EPFL/SIA architects and local partners.

Construction start-up possible from early 2025

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Bus stop
- Child-friendly
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Greenery
- Fence
- Storeroom
- Parking
- Built on even grounds
- Ground level access

INSIDE CONVENIENCES

- Open kitchen
- Pantry
- Cellar
- Storeroom
- Triple glazing
- Bright/sunny
- Natural light
- Mezzanine
- Exposed beams
- Timber frame

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Connections for washing tower
- Bath
- Shower
- Electric car terminal
- Outdoor lighting

FLOOR

- At your discretion
- Tiles
- Parquet floor
- Flat

CONDITION

- New
- under construction

ORIENTATION

- North
- South
- West

VIEW

- Rural
- Mountains
- Alps

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 980'000.-

Availability

To be discussed

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STANDARD

- Minergie®



Stay_House 3



Stay_House 1



Le Hameau de Fenalet

1880 Fenalet-sur-Bex, Route de Fenalet 5

Batch	Reference	Type	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
040332-1 FOR SALE								
1	040332.040332-1.040381	Custom-built house	5.5	185 m²	17 m²	-	CHF 970'000.-	For sale
2	040332.040332-1.040382	Custom-built house	5.5	173 m²	12 m²	6.2 m²	CHF 980'000.-	For sale
3	040332.040332-1.040383	Custom-built house	5.5	142 m²	10 m²	-	CHF 875'000.-	For sale

Parking places:

Each home will have two private outdoor parking spaces (included in the sale price), including one with a charging station for electric vehicles



Le Clos d'Arbosson

OLLON

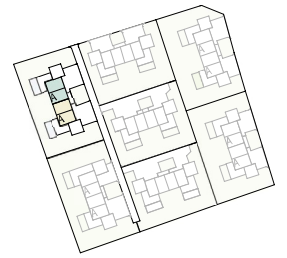


PLAN DE SITUATION - VILLAS TYPE A

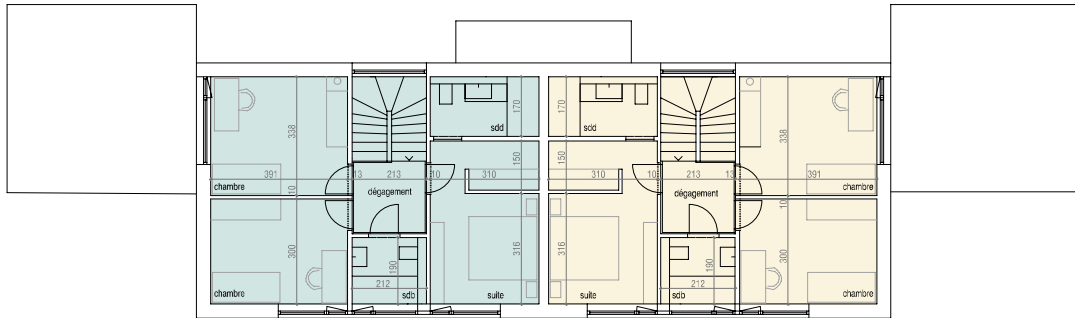


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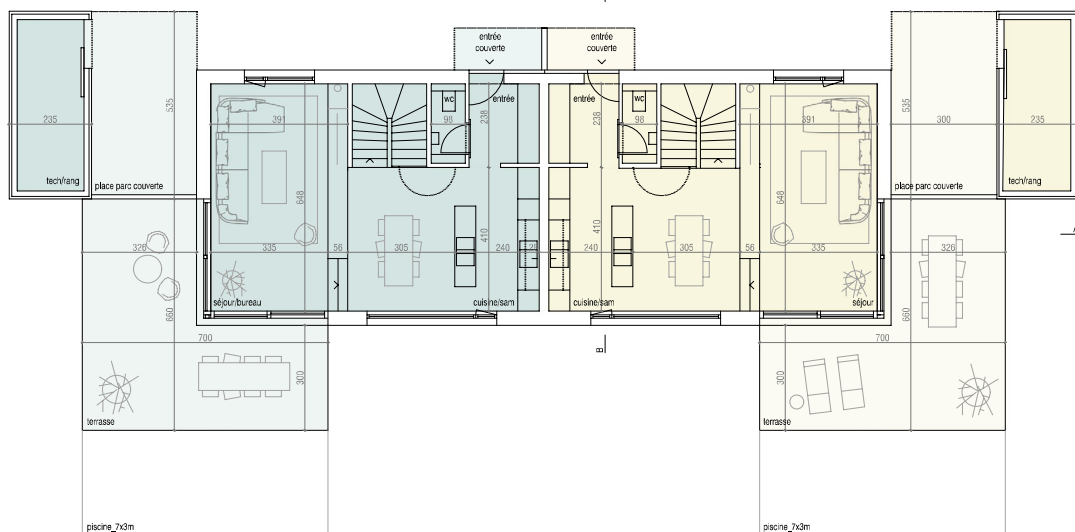
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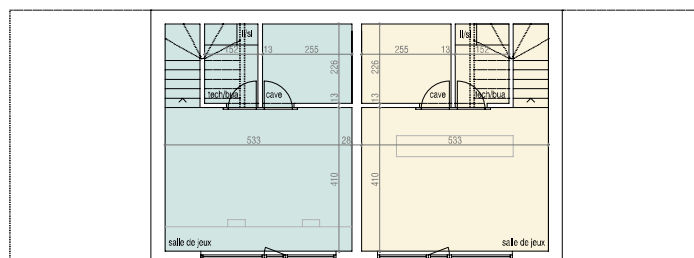
ÉTAGE :



REZ-DE-CHAUSSEE :



SOUS-SOL :



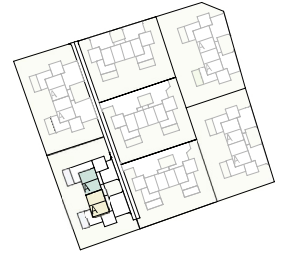
Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A1	896	5.5	N-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²
A2	896	5.5	S-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²

* Les surfaces de vente sont calculées selon la méthode USPI, soit :
- Les surfaces des lots sont calculées à l'extérieur des murs extérieurs, à l'axe des murs des cages, et à l'axe des murs mitoyens.

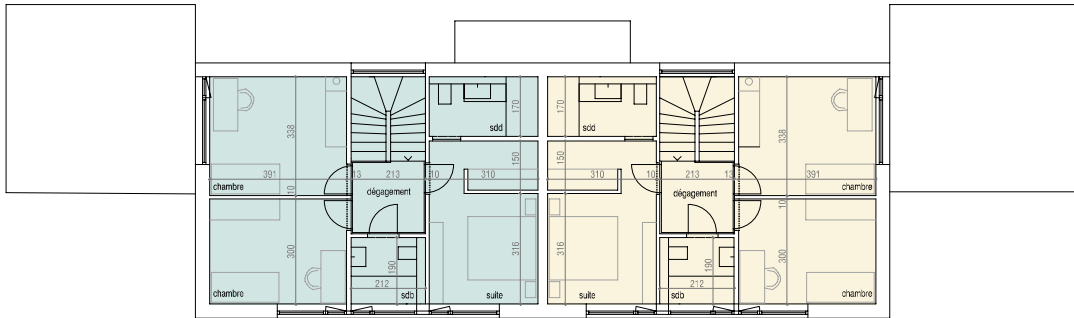


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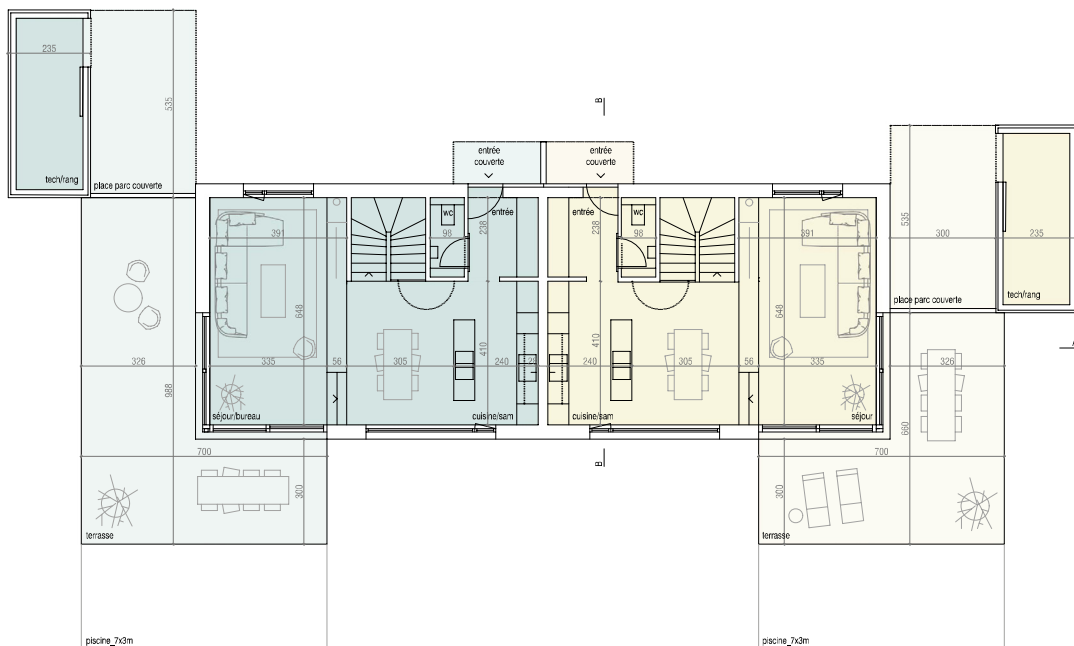
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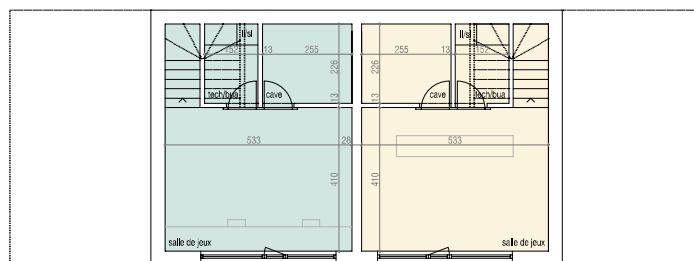
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REZ-DE-CHAUSSEE :



SOUS-SOL :



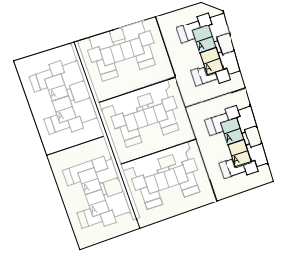
Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A3	A	5.5	N-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²
A4	A	5.5	S-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²

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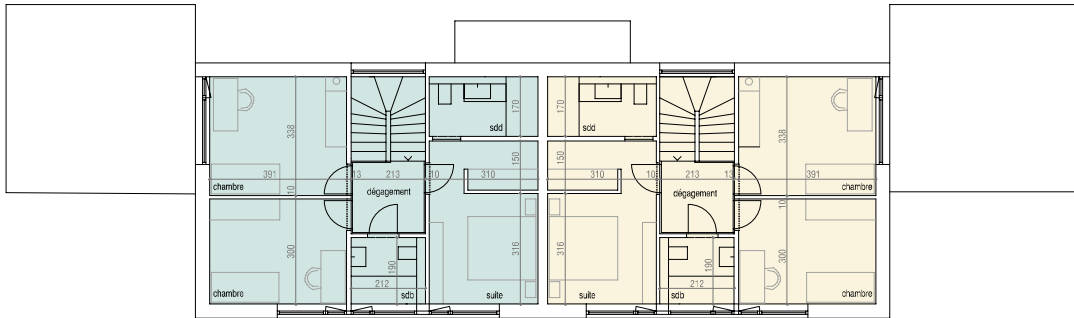


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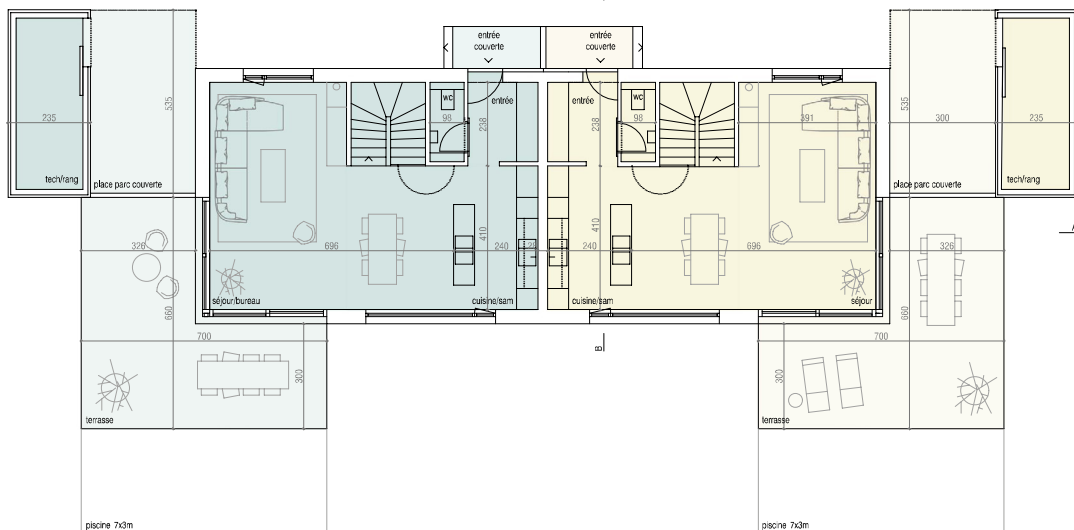
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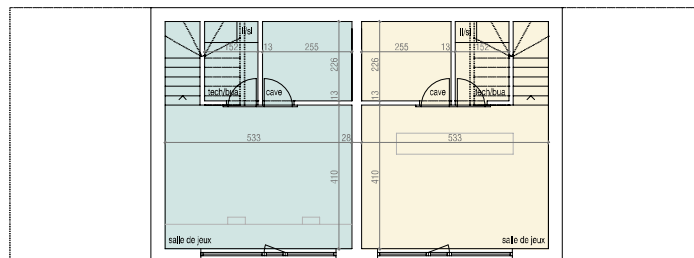
ÉTAGE :



REZ-DE-CHAUSSEE :



SOUS-SOL :



Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A5	E	5.5	N-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²
A6	E	5.5	S-O	112.18 m ²	143.84 m ²	47.8 m ²	585 m ²
A7	F	5.5	N-O	112.18 m ²	143.84 m ²	47.8 m ²	559 m ²
A8	F	5.5	S-O	112.18 m ²	143.84 m ²	47.8 m ²	559 m ²

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Le Clos d'Arbosson
OLLON



PLAN DE SITUATION - VILLAS TYPE B

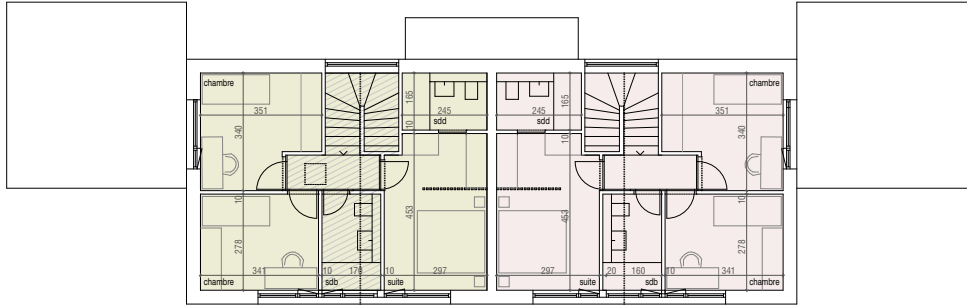


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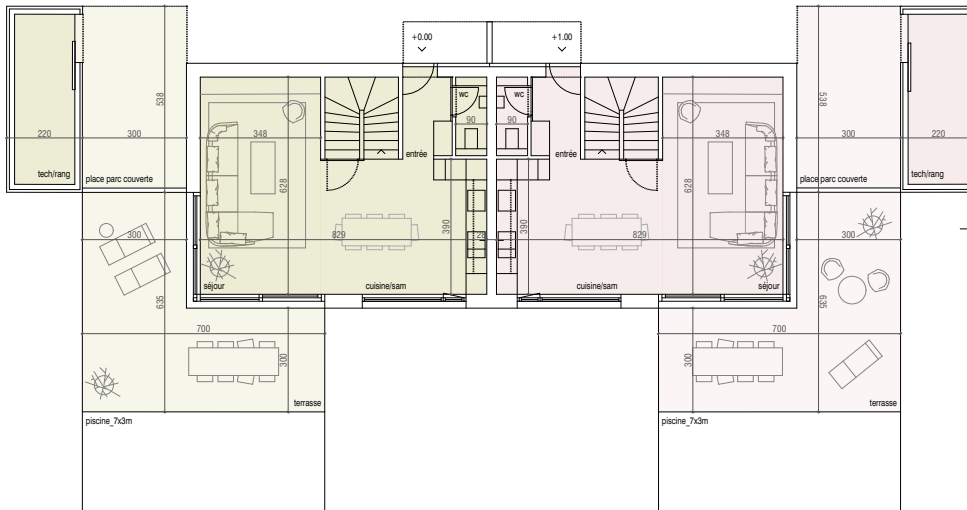
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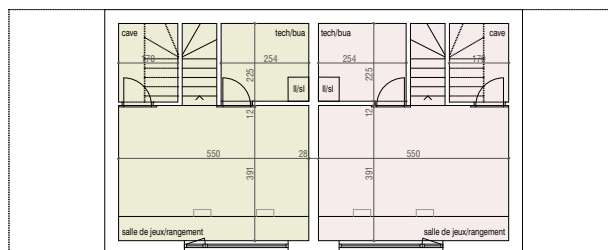
ÉTAGE :



REZ-DE-CHAUSSÉE :



SOUS-SOL :



Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
B1	D	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²
B2	D	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²
B3	C	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²
B4	C	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²
B5	B	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²
B6	B	5.5	S	90.9 m ²	121.7 m ²	46.6 m ²	507 m ²

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- Les surfaces des lots sont calculées à l'extérieur des murs extérieurs, à l'axe des murs des cages, et à l'axe des murs mitoyens.