

# GRYON



Alpe Des Chaux - Duplex 2 bedrooms +  
mezzanine, panoramic view

**CHF 750'000.-**

Parking place(s) included



3.5



2



~92 m<sup>2</sup>

n° ref. **044720**



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## SITUATION AND DESCRIPTION

### **EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY**

Located in the heart of Alpe des Chaux, at an altitude of 1500 m, this charming duplex half-chalet combines comfort, authenticity and a privileged location on the Villars-Gryon-Les Diablerets ski area

The apartment comprises a bright living room opening onto a south-facing balcony with spectacular views of the Alps, a mezzanine ideal for an extra sleeping area, a shower room and a fully-equipped open kitchen for the day area. The lower floor offers a splendid master bedroom with access to the terrace, and a second small bedroom with double bed. The bathroom is equipped with a private washing column.

Warm mountain ambience, quality materials and

friendly atmosphere make this property an ideal retreat for lovers of skiing, nature and tranquility.

Easy access to the slopes, hiking trails and resort activities all year round.

The apartment is sold fully furnished with a covered parking easement. As a bonus, a Subaru 4x4 (year 2000) is offered in the sale.

This property is available as a primary or secondary residence as well as for sale to foreigners.

**SURFACES**

Living area	~ 92 m <sup>2</sup>
Total surface	~ 110 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Number of balcony	1
Number of terraces	3
Costs	CHF 1'663.-/year

**DISTANCES**

Public transports	123 m
Stores	1991 m
Cable car	295 m
Restaurants	304 m

**DISTRIBUTION****Lower ground floor**

- Parent bedroom
- Bathroom/wash column
- Single bedroom

**Ground floor**

- Entrance
- Shower room
- Large living room, fireplace and dining area
- Open kitchen/bar
- South balcony
- Mezzanine (1 bed)





## LOCATION

L'Alpe des Chaux is a mountain resort located at an altitude of 1,550 meters in the Vaud Alps, in the commune of Gryon.

It's a place that combines nature, calm, panoramic views and an architecture of chalets/apartments integrated into the landscape, which is what makes its charm!

The estate is spread over a hundred hectares, facing due south, surrounded by pastures. Accommodation is organized in hamlets that respect the natural environment.

In winter, you can ski in ski out: when conditions are favorable, you can leave your accommodation ski in ski out to access the Villars-Gryon-Les Diablerets ski area. What's more, Villars / Gryon is a member of the MagicPass, the annual ski pass that includes over 100

resorts in Switzerland, France and Italy

In summer, there's plenty to do: hiking, mountain biking, walking, swimming (Lac de Fricence), relaxation activities.

The estate is appreciated for its friendly, serene atmosphere, ideal for families or those looking to recharge their batteries.

The estate is served by public transport (bus), in particular bus 145, linking Aigle station via Villars and Barboleuse, which facilitates access from major transport hubs. Access by car is possible in all seasons.

## SPECIAL FEATURES



# Switzerland

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INTERNATIONAL REALTY

- Private stone terrace adjoining the master bedroom!
- Individually landscaped front garden, with mature plantings grown over decades, creating a setting of great privacy!
- Covered wood-burning shed offering easy access to fuel on cold winter nights!
- Private driveway access with covered carport, right next to the cottage!
- Probably one of the most beautiful tiled balconies in the complex, with panoramic views and "Cheminar" fireplace!
- Classical decor embellished with world-class artwork and oriental rugs throughout the chalet!
- Fully furnished, ready for immediate occupancy ("turnkey")!
- Large amount of additional furniture and ski equipment included!
- Fully Wi-Fi equipped with security cameras, Apple TV, several large TVs, printers and dual-voltage converters for all electrical applications!
- Complete roof replacement planned within two years, the current owner having already contributed over CHF 42,000 to the renovation fund!
- Electric storage heating system requiring less than 1,600 kWh of electricity per year, guaranteeing high energy efficiency!
- This unique property has been owned by the same family for over twenty-five years and represents an opportunity in rare excellent condition to be seized!

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

**INFORMATION**

Year of construction	1980
Year of restoration	2022
Heating installation	Radiator
Domestic water heating system	Electricity
Heating system	Electricity

**NEIGHBOURHOOD**

- Mountains
- Restaurant(s)
- Bus stop
- Near a golf course
- Ski piste
- Ski lift
- Hiking trails

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Quiet
- Covered parking space(s)

**INSIDE CONVENIENCES**

- Open kitchen
- Furnished
- Fireplace
- Double glazing
- Bright/sunny
- Mezzanine
- Exposed beams

**EQUIPMENT**

- Furnished kitchen
- Bath
- Shower

**FLOOR**

- Tiles
- Carpet

**CONDITION**

- Good

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Panoramic
- Mountains

**STYLE**

- Classic

**FINANCIAL DATA**

Price	CHF 750'000.-
Availability	immediately
Judicial form	PPE

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Alpe des Chaux



Picture windows





Kitchen



Living area





Fireplace & Mezzanine



Living room





Southeast view



Shower room - entrance





Master bedroom



Master bedroom





Bedroom 2



Bathroom





Interior access



Bedroom 2





Master bedroom terrace



Master bedroom terrace





Alpe des Chaux



Chalet Armaille





Alps view



Mezzanine





Covered parking space



