

OLLON VD



Charming 3.5-room apartment office

CHF 545'000.-

Price of parking place(s) in addition



3.5



2



~132.3 m²

n° ref.

5668398_042984



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a peaceful residential environment in the heart of Ollon, this elegant duplex apartment, rarely available for sale, captivates with its warm atmosphere, exceptional luminosity and generous volumes. Offering beautiful harmony in a small, well-maintained condominium on a human scale, it enjoys unobstructed views of the surrounding mountains and the majestic Dents-du-Midi.

The location offers immediate proximity to schools, shops and public transport.

Thanks to its privileged location in the immediate vicinity of the village's amenities, this apartment is ideal for families, couples or telecommuters looking for a serene and functional living environment.

The entrance opens onto a vast living room of around 35 m², combining a bright living room and a convivial

dining area with a fully equipped open kitchen. Numerous windows provide plenty of natural light throughout the day. An independent office of approx. 8.35 m² completes this floor, offering an ideal space for telecommuting or as a spare bedroom. A modern shower room with WC completes the functionality of this level.

On the first floor, the sleeping area consists of two large bedrooms of approx. 22 m² and 18 m², each offering a peaceful and intimate atmosphere. A bathroom with WC, equipped with a window, completes this floor and brings comfort and practicality. The ensemble exudes a soft, warm ambience, accentuated by the volumes under the roof and the omnipresent natural light.

A private terrace with unobstructed views allows you to take full advantage of the fine weather, while

admiring the beauty of the surrounding landscape.

A private cellar and shared storage space round off this property advantageously. An additional outdoor parking space is available for CHF 15,000.-.

Projected rental income for a rental property:

CHF 1,800.-/month parking space included, excluding charges

CHF 21,600.-/year of rental income

Net return on equity = 6.8%

Gross return = 4.3%

SURFACES

Living area ~ 132.3 m²

- Bathroom with pleasantly appointed wc

CARACTERISTICS

Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	2
Location floor	1st floor
Costs	CHF 541.-/month
Communal tax	68 %

ANNEXES

- Outside parking space
- Private cellar
- Terrace
- Shared storage space

DISTANCES

Public transports	77 m
Primary school	2240 m
Stores	3286 m
Restaurants	229 m

DISTRIBUTION

Ground floor

- **Entrance** with hallway to living areas
- **Large open-plan living room with dining area and integrated kitchen**
- **8.35 m² office**, perfect for telecommuting or a multi-purpose space
- **Modern shower room with WC**, functional and well-appointed

1st floor

- **1st spacious bedroom of 22.12 m²**, ideal as a master suite
- **2nd bedroom of 18.01 m²**, perfect for children, guests or multifunctional room
- Quiet and intimate ambience, with unobstructed view



LOCATION

The village of Ollon charms with its authenticity, friendly atmosphere and strategic location just minutes from the resort of Villars-sur-Ollon. Nestled in an exceptional natural environment, it offers a remarkable quality of life, between mountains, greenery and tranquility.

Well located in this charming commune, close to Villars-sur-Ollon, this property benefits from good sunshine and easy access to public transport (Bex-Villars train) and the A9 freeway. Shops, schools and amenities are just a few minutes away.

This apartment represents a rare opportunity, whether for a first purchase, a primary residence or an attractive rental investment in a sought-after region of the Chablais vaudois.

PUBLIC TRANSPORT

- Bus
- Train
- Highway access

REMARKS

Ideal as a first-time buyer or rental property

INFORMATION

Year of construction	1957
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- City centre
- Village
- Mountains
- Shops/Stores
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski resort
- Indoor swimming pool
- Ski lift
- Hiking trails
- Soccer pitch
- Doctor

OUTSIDE CONVENiences

- Terrace/s

- Visitor parking space(s)
- From road

INSIDE CONVENiences

- Without elevator
- Open kitchen
- Cellar
- Unfurnished
- Heating Access
- Triple glazing
- Exposed beams

EQUIPMENT

- Furnished kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- As new

FINANCIAL DATA

Price	CHF 545'000.-
Price park.ext ①	CHF 15'000.-
Total price	CHF 560'000.-
Availability	To be discussed

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ORIENTATION

- South
- West

EXPOSURE

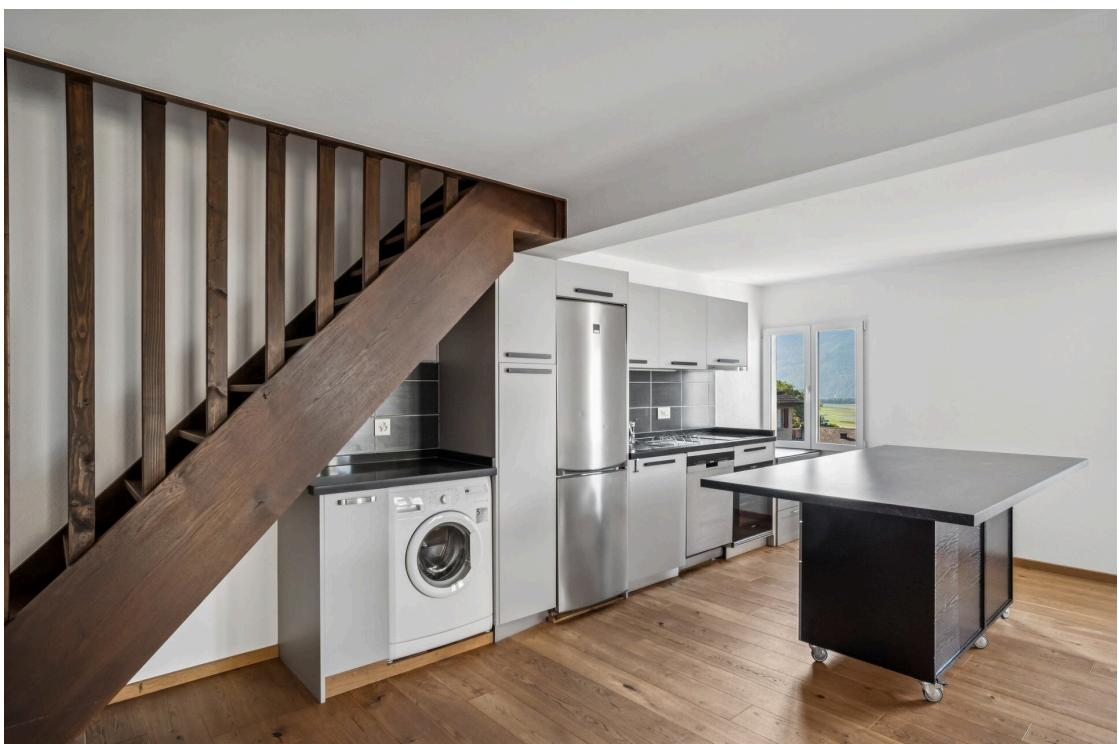
- Optimal
- All day

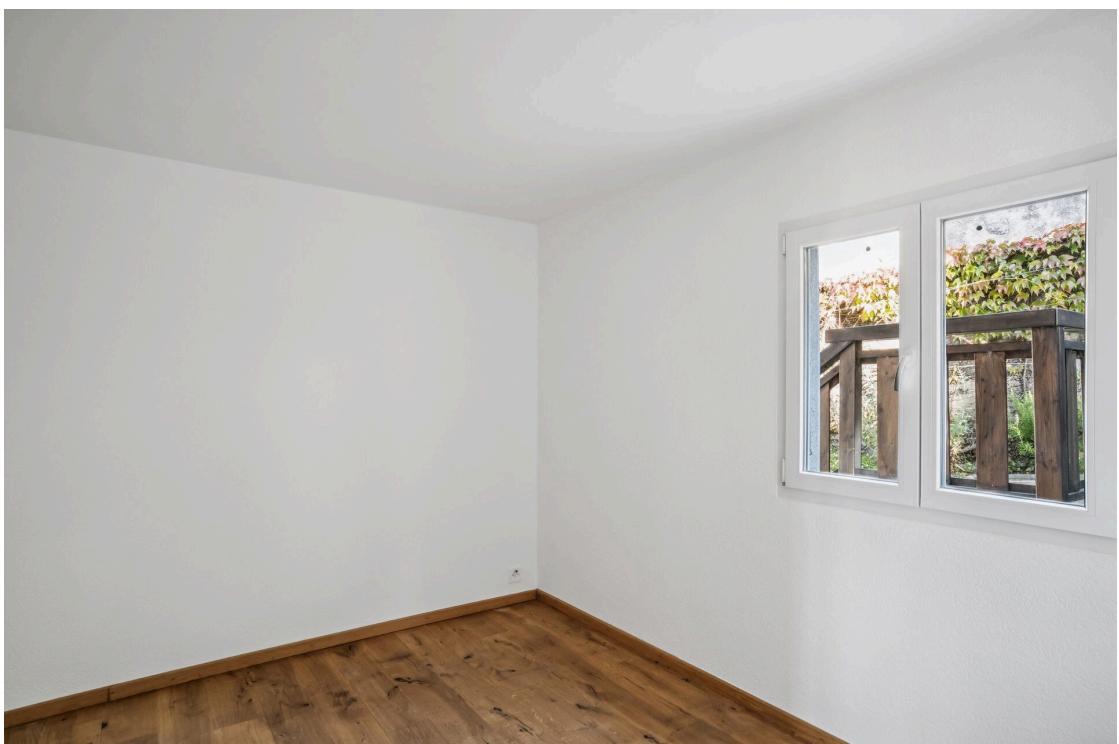
VIEW

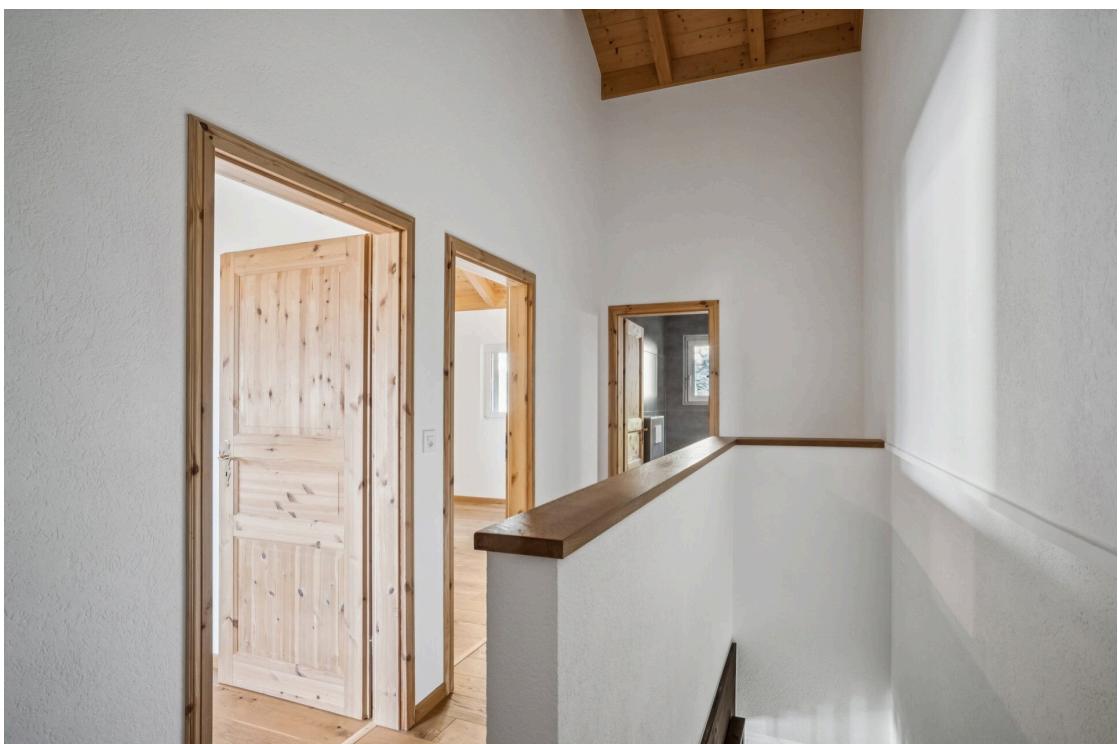
- Nice view
- Clear
- Valley view
- Forest
- Mountains

STYLE

- Classic









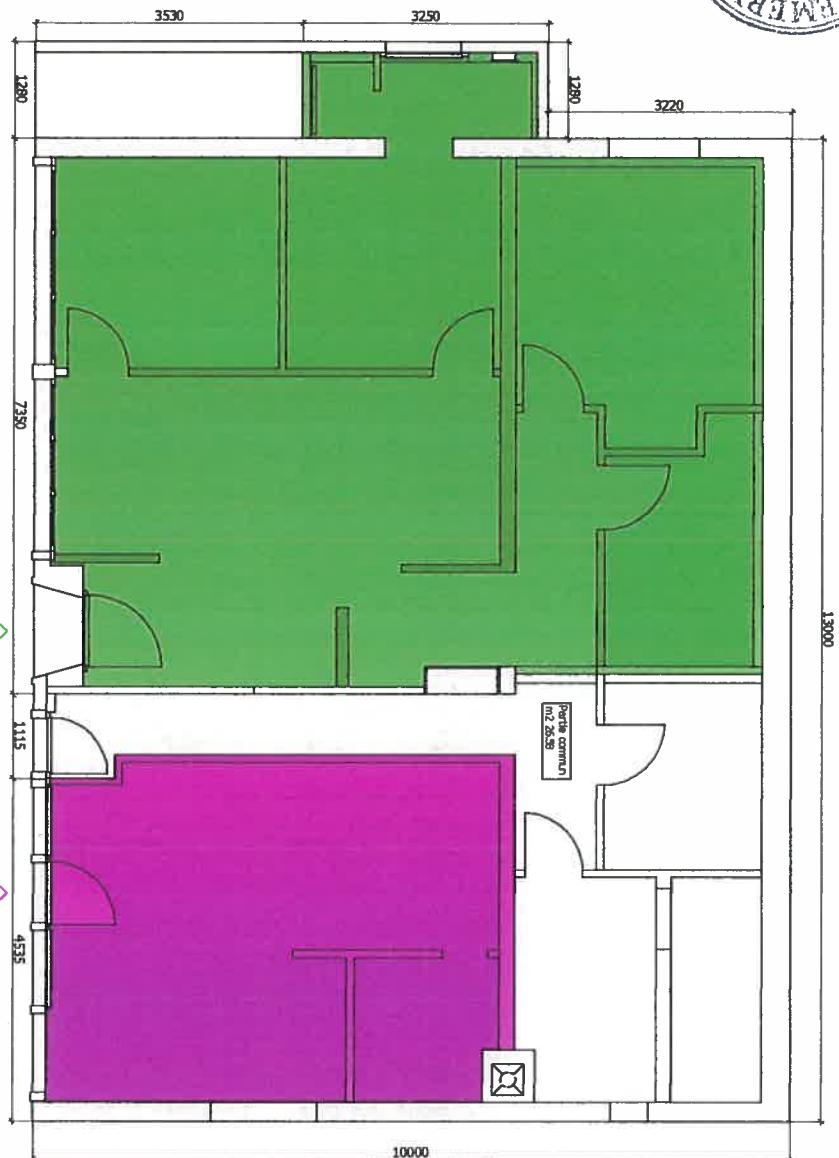


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Partie en Commun
Appartement N° 1 - 77.11m²
Studio N° 2 - m² 30

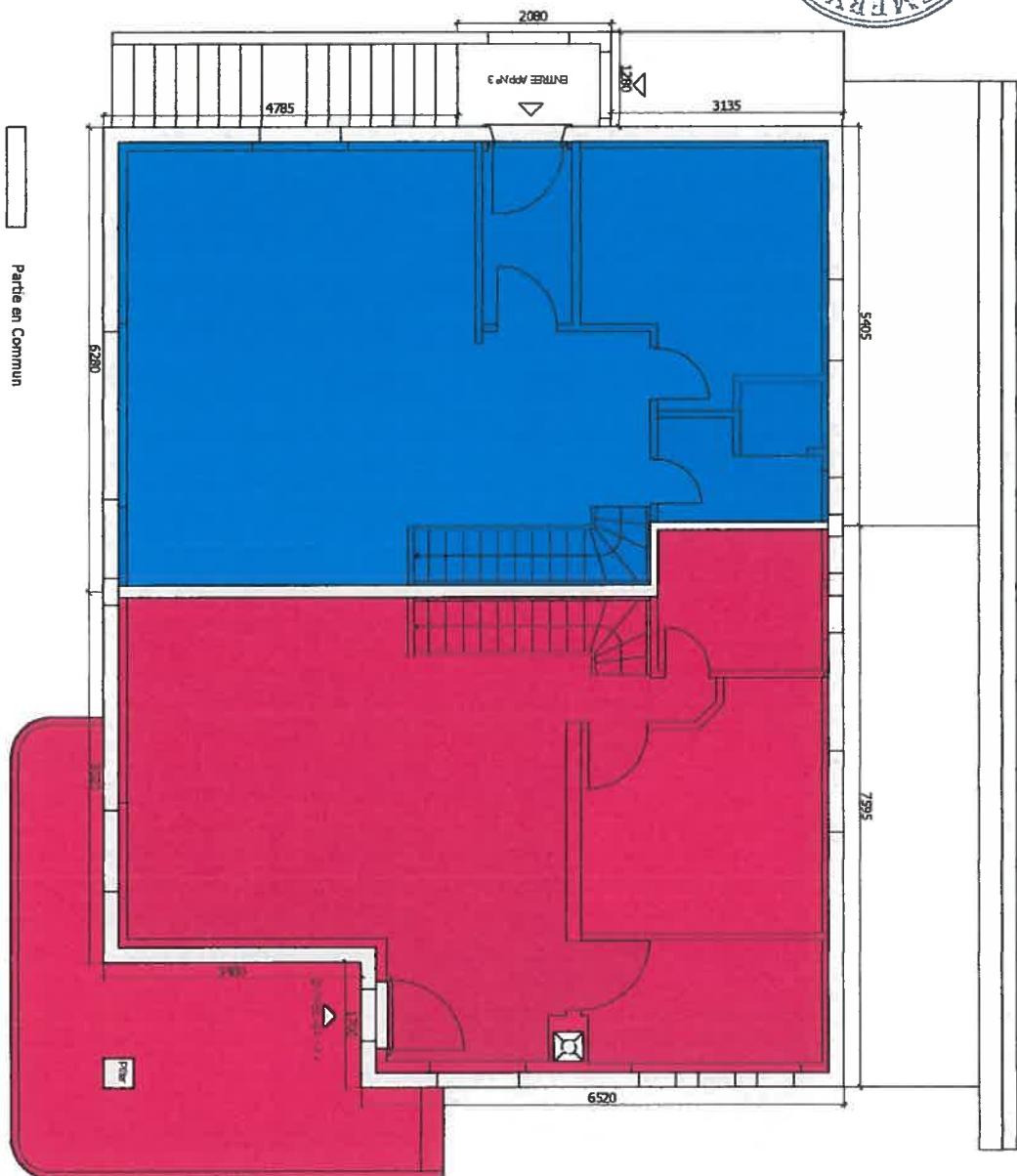
Jean-Philippe Berra
Dessinateur en Bâtiment
1833 Les Avants
Natel 079/623 43 77

Plan PPE Rez inf. App. n° 1
et App. n° 2

PLAN N°
DATE Mars 2016
Modifié le :

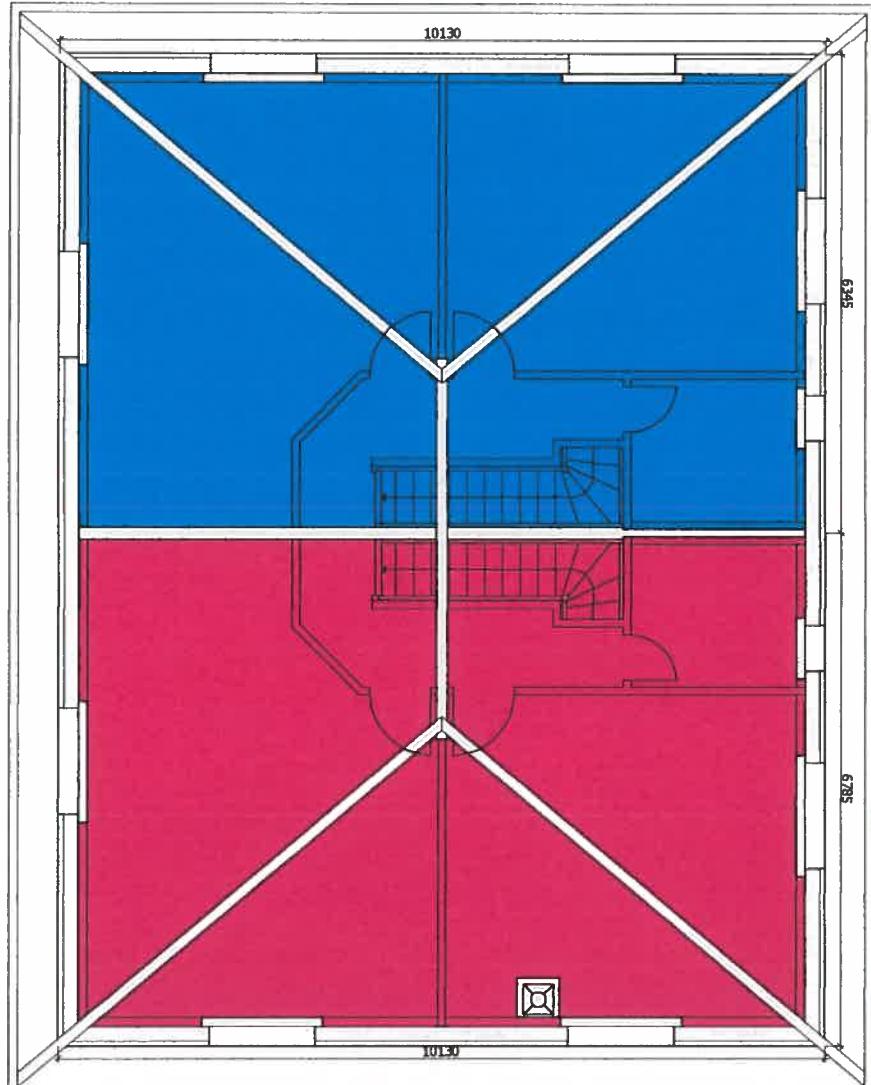
L'Architecte / Le Maître d'œuvre

ip.berra@bluewin.ch



Jean-Philippe Berra Dessinateur en Bâtiment 1833 Les Avants Natel 079/623 43 77 ip.berra@bluewin.ch		Echelle: 1/100 Parcelle: 7984	Plan PPE Rez Sup. App. n°3 et App. n°4
PLAN N°	DATE	Modifié le :	Mars 2016

16/03529



Appartement N° 3 - 68.73 m²
Appartement N° 4 - 64.27 m²

Jean-Philippe Berra Dessinateur en Bâtiment 1833 Les Avants Natel 079/623 43 77 ip.berra@bluewin.ch	Echelle: 1/100 Parcelle: 7984	Plan PPE 1er Etage App. n°3 et App. n°4	PLAN N° DATE Modifié le:
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Guichet cartographique cantonal

