

GRYON



Duplex in the heart of nature

CHF 750'000.-



5



3



~145 m²

n° ref. **033060**



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Switzerland

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SITUATION AND DESCRIPTION

EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

This spacious 5-room duplex is ideally located between the Barboleuse and the Alpe des Chaux in the heart of nature. South-facing, the view of the Alps is spectacular and benefits from optimal sunshine. Access is easy all year round by private vehicle. It is also possible to reach the property by TPC bus line 145 directly from Aigle, via Villars. The Verneys Soleil stop is 400m away on foot.

The Anémone PPE was built in 1985 and the apartment renovated in 2010. This duplex apartment comprises a large living room with fireplace, an open kitchen with bar, all opening onto a beautiful balcony with views of the Alps. Two double bedrooms and a bathroom complete the first floor. The upper floor, accessed by a circular staircase, includes a vast second living room,

a 3rd double bedroom and bathroom. A ladder takes you up to the open-plan mezzanine, which can accommodate a further 3 beds.

A cellar, ski room and shared laundry room complete the basement.

Unallocated outdoor parking spaces are available on the outskirts of the development.

This furnished duplex is available as a primary or secondary residence, as well as for sale to foreigners

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SURFACES

Living area	~ 145 m ²
Balcony Surface	~ 11 m ²

CHARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Costs	CHF 6'930.-/year

DISTANCES

Station	1648 m
Public transports	413 m
Stores	1508 m
Cable car	623 m
Restaurants	629 m

DISTRIBUTION

Ground floor

- Living room with fireplace
- Open kitchen
- Two double bedrooms
- Bathroom
- South balcony

1st floor

- Second living room
- One double bedroom
- Shower room
- Ladder mezzanine sleeps 3

INFORMATION

Year of construction	1985
Year of restoration	2010
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- Green
- Mountains
- Bus stop
- Ski resort
- Hiking trails

OUTSIDE CONVENIENCES

- Balcony/ies
- Parking

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Guests lavatory
- Cellar
- Ski storage
- Furnished
- Built-in closet
- Double glazing
- Bright/sunny
- With front and rear view
- With character

EQUIPMENT

- Furnished kitchen
- Laundry
- Shower
- Bath

FLOOR

- Laminated

CONDITION

- Good

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Forest
- Mountains

STYLE

- Classic

FINANCIAL DATA**Price**

CHF 750'000.-

Availability

To be discussed

Judicial form

PPE

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