

## VILLARS-SUR-OLLON



Stunning 4 bedroom duplex, Home cinema,  
Garden, Ski In-Out

**CHF 2'590'000.-**

Parking place(s) included



6.5



4



~206 m<sup>2</sup>

n° ref.

**5555959\_040902**



**Switzerland | Sotheby's International Realty**  
Avenue Centrale 128, 1884 Villars-sur-Ollon

**Milena Mazzoleni**  
+41 76 680 03 81  
milena.mazzoleni@swsir.ch



Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

This stunning 6.5-room duplex, built in 2009 and renovated in 2015, impresses with its high end finishes and alpine yet modern style. This luxury residence is conveniently located just a hundred meters from the ski slopes.

Ideally located in a quiet, sought-after area of the Domaine de la Résidence, this apartment is just a few minutes' drive from the center of the resort of Villars-sur-Ollon, where you'll find shops and restaurants. This renowned ski resort in the Vaud Alps is a year-round destination for sports enthusiasts and nature lovers, with numerous hiking trails, ski slopes and mountain bike trails, an 18-hole golf course, tennis courts, ice rink, swimming pool and the Bains de Villars wellness center. This luxurious duplex is located on the garden level and comprises 4 bedrooms, including a master suite with bathroom and dressing room, a double bedroom with bathroom and 2 bedrooms with bunk

beds sharing a bathroom.

The fully-equipped open kitchen with central island opens onto a beautiful living space with a dining area and a lounge overlooking the garden through large floor-to-ceiling windows.

The entrance hall has plenty of built-in storage space, an integrated washing/drying column, as well as a guest WC.

A spacious games room and a luxurious home cinema complete this property, with four skylights providing maximum daylight.

All the fixtures and fittings in this apartment have been custom-made using top-of-the-range materials, giving this apartment plenty of character and a warm, cosy ambience.

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

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

The exterior includes a flat, south-facing garden and a large covered terrace, for entirely private use and offers a nice view of the Alpine massifs. Further the 2 children's bedrooms open up to a patio.

This apartment is sold fully furnished with two indoor garage spaces, a cellar accessible by elevator and a heated ski local with private locker.

After your sporting activities, you can relax in the residence's sauna and jacuzzi area.

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

**SURFACES**

Living area	~ 206 m <sup>2</sup>
Terrace surface	~ 112 m <sup>2</sup>

**CHARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Location floor	Garden floor
Costs	CHF 17'000.-/year

**ANNEXES**

- Sauna and jacuzzi area in the residence
- Heated ski room with private locker and integrated boot dryer
- Private cellar
- 2 parking spaces in the basement of the garage

**DISTRIBUTION****Garden floor**

- Entrance hall with large built-in cabinets, integrated laundry column and guest toilet
- Fitted open kitchen with central island
- Dining area
- Living room with fireplace and large bay window overlooking the garden
- Master suite with en-suite shower and bath and dressing room
- Bedroom with en-suite bathroom and wardrobe
- 2 bedrooms with bunk beds and storage and a bathroom in between perfect for children

**Basement**

- Games room
- Home Cinema
- Interior staircase

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

## INFORMATION

Year of construction	2009
Year of restoration	2015
Heating installation	Floor

## NEIGHBOURHOOD

- Village
- Green
- Mountains
- Residential area
- Shops/Stores
- Restaurant(s)
- Railway station
- Primary school
- International schools
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Ski resort
- Ski lift
- Hiking trails
- Bike trail

## OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Quiet
- Garage
- Visitor parking space(s)
- Sauna
- Jacuzzi

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Home cinema
- Recreationroom
- Natural light

## EQUIPMENT

- Videophone
- Electric garage door

## CONDITION

- As new

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view
- With an open outlook
- Mountains

## FINANCIAL DATA

**Price**

**CHF 2'590'000.-**

**Availability**

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

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























