

# LE SÉPEY

**OPPORTUNITÉ  
DE RÉNOVATION**

Detached house 130 m<sup>2</sup> to renovate

**Price upon request**



5



~130 m<sup>2</sup>

n° ref. **046572**



**Switzerland | Sotheby's International Realty**  
Avenue de la Gare 46B, 1920 Martigny

**Laurent Marion**  
+41 79 312 65 01  
laurent.marion@swsir.ch

## SITUATION AND DESCRIPTION

This detached house, built in 1920, offers a surface area of approx. 130 m<sup>2</sup> for renovation and is located in Le Sépey.

Situated on a plot offering a built volume of approx. 647 m<sup>3</sup>, this characterful property has great potential for conversion to create 2 or even 3 apartments. It comprises 5 rooms spread over several levels, with generous, luminous spaces.

The period structure retains the charm of the old (pleasant ceiling heights, traditional configuration), while requiring renovation work to enable complete modernization according to your needs and desires.

Ideal for a primary residence, investment project or even as a second home, this house offers great development prospects in a quiet, verdant environment.

**SURFACES**

Living area	~ 130 m <sup>2</sup>
Surface of parcel	~ 268 m <sup>2</sup>
Terrace surface	~ 20 m <sup>2</sup>
Useful surface	~ 150 m <sup>2</sup>
Volume	~ 647 cbm

**CARACTERISTICS**

Number of rooms	5
Year of construction	1920
Second home	Non authorized
Construction zone	Zone agricole 16, LAT et Alpèstre de 264m2

**DISTANCES**

Public transports	500 m
Primary school	500 m
Stores	1000 m
Restaurants	600 m

## LOCATION

The situation

The village is located in the **Vallée des Ormonts**, Le Sépey is at a crossroads between **Leysin, Les Mosses** and **La Forclaz**, making it a crossing point between different Alpine valleys.

This is served by a line of **train (Aigle - Le Sépey - Les Diablerets)** and several postal bus lines, facilitating travel with neighboring resorts.

## MUNICIPALITY

Local life and development in the commune

Le Sépey is home to administrative offices, a medical-social center, local shops, a modernized train station and essential services (post office, bakery, stores, etc.).

It remains an attractive location for locals and visitors alike, thanks to its alpine setting and nearby tourist/sports activities (hiking, skiing, Nordic trails at Les Mosses, etc.)

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- River
- Shops/Stores
- Bank
- Restaurant(s)
- Bus station
- Bus stop
- Child-friendly
- Preschool
- Primary school
- Sports centre
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Annex
- Shed
- Storeroom
- Parking
- Built on a sloping hillside
- Middle house

**CONDITION**

- To convert
- To be renovated
- To be refurbished
- In it's current state

- Antique

**STYLE**

- Rustic

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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