

VILLARS-SUR-OLLON



Splendid renovated double apartment with
indoor pool

CHF 820'000.-



3



2



~74 m²

n° ref. **035353**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

EXCLUSIVITY SWITZERLAND SOTHEBY'S INTERNATIONAL REALTY

Le Panorama is a condominium ideally located in the center of the resort of Villars-sur-Ollon, within walking distance of all amenities, including the skating rink, Villars baths and bowling alley.

The apartment in question is a reunification of two lots with connecting doors, comprising: a 2-room through-apartment fitted out to sleep 6 and a studio fitted out to sleep 4. Facing south-west, each lot has a private terrace extended by a lawn with a beautiful view of the setting sun.

Entirely renovated with quality materials, the warm mountain-cosy furnishings are included and ready to use.

Owners enjoy use of the indoor pool, sauna, lounge-piano area and can reserve a carnotzet for private meetings. Nursery facilities are also available.

In winter, a ski room is available at the entrance to the building, easily accessible from the ski bus stop 50m away.

Secure parking is available, but spaces are not allocated.

The apartment is available as a primary or secondary residence. For sale to foreigners not resident in Switzerland, a kitchen will have to be removed.

SURFACES

Living area	~ 74 m ²
Weighted Surface	~ 108 m ²
Terrace surface	~ 32 m ²

CARACTERISTICS

Number of rooms	3
Number of bedrooms	2
Number of bathrooms	3
Number of terraces	2
Location floor	1st floor
Costs	CHF 7'629.-/year

DISTANCES

Public transports	75 m
Primary school	210 m
Stores	80 m
Restaurants	60 m

DISTRIBUTION

- Double entrance studio and 2 rooms
- North double bedroom with en-suite bathroom
- Corridor with 2 folding bunk beds
- Shower room
- Living room
- Open-plan kitchen
- Terrace

Communicating studio door :

- Open kitchen
- Living room/bedroom
- Bathroom
- Terrace



MUNICIPALITY

Perched at an altitude of 1300 m on a sunny, south-facing terrace overlooking the Rhône Valley, the Villars-sur-Ollon resort in the heart of the Vaud Alps boasts incomparable views of the Dents-du-Midi, the Mont-Blanc massif and even as far as Lake Geneva.

Villars offers a cosmopolitan atmosphere for all age groups, as this Vaud holiday resort also boasts several prestigious private schools. The small neighboring village of Gryon lies a little lower down on the eastern side of the valley. Together, the two communes form the vacation destination of Villars-Gryon, accessible by road from Ollon or Bex in the Rhône valley.

In summer, the Col de la Croix provides road access to Les Diablerets. From Bex, a winding narrow-gauge railway runs via Gryon to the sunny terrace of Villars, and on to Bretaye, which offers a wide range of sports and leisure activities.

Winter: The Villars ski resort encompasses the two ski areas of Villars/Bretaye and Gryon, and is also linked by the Le Meilleret ski area to the Diablerets ski area, where the glacier culminates at 3000 m altitude. All in all, the ski area comprises 44 facilities and 125 km of pistes.

There are also three snow parks, snow gardens, 44 km of cross-country ski trails, toboggan runs and numerous winter hiking trails, as well as lively après-ski opportunities. Visitors in search of relaxation will appreciate the Lavey spa's wellness facilities and services.

In summer, the main activities are hiking, mountain biking and golf. Visitors can choose from over 300 km of marked hiking trails and 150 km of mountain bike trails. An attractive circuit leads upstream to the

mountain lakes of Chavonnes, Bretaye and Lac Noir. Visitors can also take part in gastronomic walks and treasure hunts.

An 18-hole golf course set in magnificent countryside at an altitude of 1,600 m offers the chance to play golf in an alpine setting with views of Mont Blanc. An educational forest trail with a picnic hut, Nordic walking trails and a sports center with an ice rink, swimming pool, tennis courts and squash courts offer a variety of activities.

Not far away are exciting theme parks and excursions: Aquaparc and the Swiss Vapeur Parc in Le Bouveret, the adventure park in Aigle (aerial courses), the adventure labyrinth in Evionnaz, the salt mines in Bex, the "Fun Planet" in Villeneuve, the charm of Montreux and its Chillon castle or the aquatic pleasures offered by Lake Geneva.

INFORMATION

Year of construction	1984
Year of restoration	2012
Heating installation	Radiator
Domestic water heating system	Fuel oil
Heating system	Fuel oil

NEIGHBOURHOOD

- City centre
- Mountains
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus station
- Nursery
- Primary school
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Ski resort
- Ski lift
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Parking

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Cellar
- Carnotzet
- Bicycle storage
- Ski storage
- Sauna
- Swimming pool
- Recreationroom
- Furnished
- Double glazing
- With front and rear view
- With character

EQUIPMENT

- Furnished kitchen
- Shower
- Bath
- Security guard

FLOOR

- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

FINANCIAL DATA

Price

CHF 820'000.-

Availability

To be discussed

Judicial form

PPE

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Alps

STYLE

- Classic



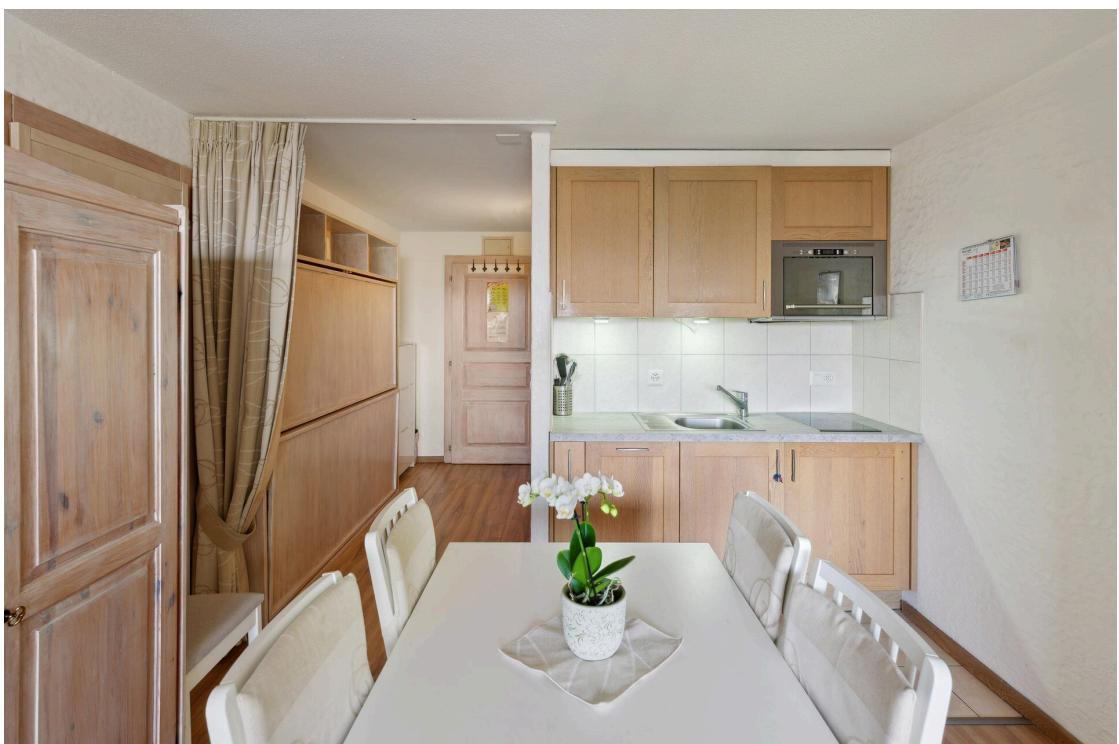
Swimming pool



2-room kitchen



Studio



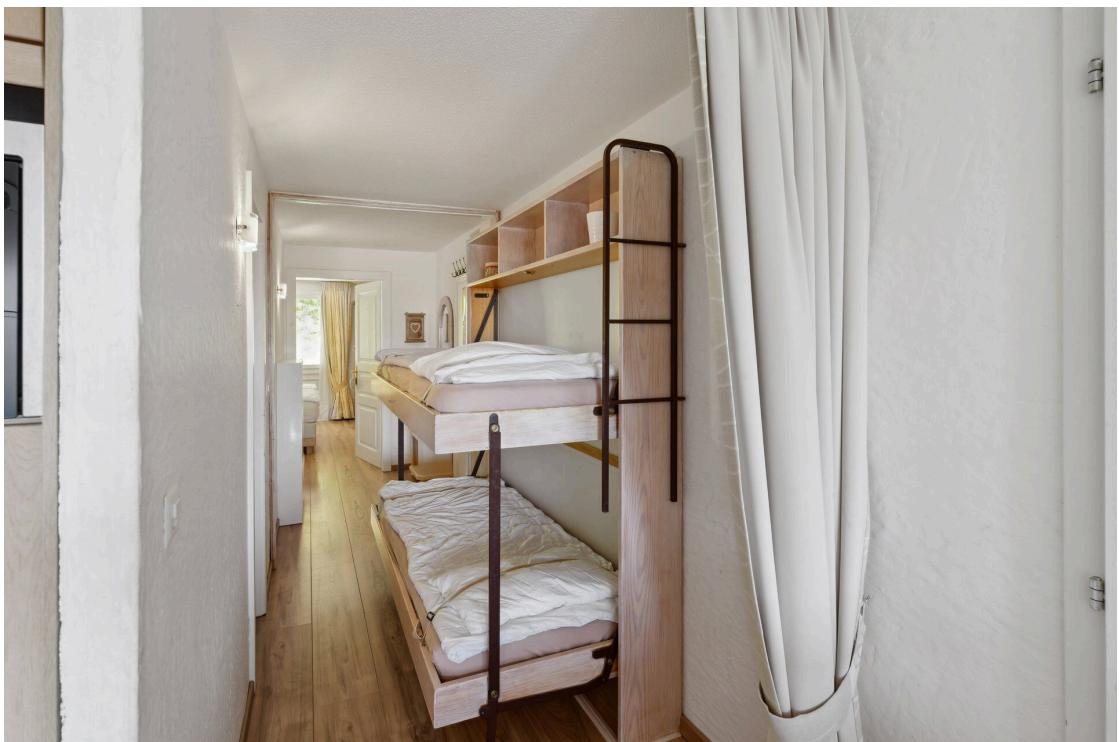
Studio kitchen



2-room bedroom



2-room shower room



Retractable beds



Terraces



Piano bar



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