

# AIGLE



Spacious detached villa with swimming pool

**CHF 1'795'000.-**

Parking place(s) included



10.5



7



~248 m<sup>2</sup>

n° ref.

**5834348\_045276**



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## SITUATION AND DESCRIPTION

Discover this spacious family property located in a particularly quiet residential area of Aigle, set back from the street, guaranteeing total tranquility and remarkable privacy thanks to a fully treed plot. This verdant, protected setting, with its magnificent, ideally oriented swimming pool, offers a privileged living space for families seeking comfort, space and immediate proximity to the train station and town center.

From the entrance and consisting of a hallway leading directly to a vast living room, generously lit by two large picture windows with fireplace that open onto a terrace and the garden with a large, perfectly maintained and secure swimming pool. This living space boasts comfortable volumes and a warm atmosphere. The dining kitchen, in need of refreshment, also has access to the outside, making it particularly practical for daily meals.

The first floor also incorporates the owner's former professional area, fully renovated and totaling around 70 m<sup>2</sup>. This space includes a main room, an office, a shower room with a toilet as well as three additional bedrooms, all renovated in 2019. Formerly used as a doctor's surgery, it now offers remarkable potential, whether to create an income-generating home thanks to the possibility of installing a kitchen, to host an independent activity such as a medical, legal or fiduciary practice, or simply to expand the space intended for the family.

On the first floor, a large hallway distributes four particularly spacious bedrooms, two of which are equipped with custom-made closets. Two of these rooms enjoy magnificent, unobstructed views of the Dents-du-Midi and Dents de Morcles, with southern exposure giving them a privileged luminosity. The level

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also includes two bathrooms, a separate toilet and attic storage space, carefully arranged to optimize daily comfort.

The annexes provide additional comfort with a garage box as well as a former garage converted into a relaxation area, including a sauna, and a shower. The property also boasts numerous outdoor parking spaces, making it easy to park up to six vehicles. In the basement of the annex, a large cellar and a PC shelter are available.

Thanks to its flexible configuration, generous volumes, unspoilt surroundings and the possibility of exploiting part of the property for an independent activity or to generate a rental yield, this house represents a rare opportunity on the Aiglon market. It is ideal for a large family in need of space, for people wishing to reconcile their lifestyle with their professional activity in a quiet, comfortable and ideally located setting, or to convert the former professional part of the property into a rental apartment in order to amortize the costs of the property.

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## SURFACES

Living area	~ 248 m <sup>2</sup>
Surface of parcel	~ 1328 m <sup>2</sup>
Underground surface	~ 34 m <sup>2</sup>
Useful surface	~ 320 m <sup>2</sup>
Volume	~ 1453 cbm

## CARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	10.5
Number of bedrooms	7
Number of bathrooms	3
Number of toilets	3
Number of terraces	1
Year of construction	1980
Year of restoration	2019
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Second home	Non authorized
Outside parking place/s	6 included
Number of boxes	1 included
Total nb. of parkings	7 included
Energy efficiency	C
Building envelope	D
Basements	1
Parking places	Yes, obligatory

## ANNEXES

- Garage Box
- Recreation room with sauna and shower

## DISTANCES

Public transports	158 m
Primary school	492 m
Stores	376 m
Restaurants	188 m

## DISTRIBUTION

### Garden floor

- Entrance
- Living room with fireplace and access to terrace and garden
- Dining kitchen with access to terrace and garden
- Separate wc

Previously professional part consisting of:

- Entrance leading to room
- 3 bedrooms
- Office
- Shower room with wc

## Under the roof

- Entrance
- 4 large bedrooms
- 2 bathrooms
- Separate WC
- Galetas
- Technical room

## Basements

- A large cellar
- A PC shelter



## CONSTRUCTION

Traditional from 1995 and qualitative

## REMARKS

Beautiful, spacious detached property in a great location

**NEIGHBOURHOOD**

- City centre
- Villa area
- Park
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Near a golf course
- Tennis centre
- Soccer pitch
- Theatre
- Concert hall
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Annex
- Box

- Visitor parking space(s)
- Swimming pool
- Built on even grounds

**INSIDE CONVENIENCES**

- Without elevator
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Cellar
- CP-Shelter
- Sauna
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- Traditional solid construction

**EQUIPMENT**

- Furnished kitchen
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good
- To be refurbished

**ORIENTATION**

- South

**FINANCIAL DATA****Price**

CHF 1'795'000.-

**Availability**

To be discussed

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**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view



















