

ST-TRIPHON



Family home with large plot in St.-Triphon

CHF 1'750'000.-

Parking place(s) included



5.5

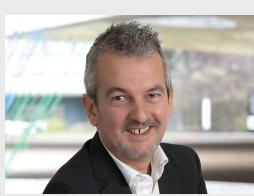


4



~180 m²

n° ref. **041327**



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

Pedro Domingues
+41 79 542 80 51
pedro.domingues@swsir.ch



SITUATION AND DESCRIPTION

Discover this charming detached house for sale in St.-Triphon. With 5.5 rooms and 185 m² of living space, it offers all the space a family needs to live comfortably. Nestled in a serene setting, this house has benefited from numerous renovations and is ready to welcome its new owners.

Every room exudes warmth and comfort, creating a welcoming atmosphere for all. Spaces are generously proportioned, perfect for creating unforgettable memories with family and friends. The bright, spacious living room invites you to relax after a long day, while the well-equipped kitchen will enable you to concoct delicious meals.

This home offers an exceptional opportunity to acquire a property that is both practical and enjoyable. Enjoy a peaceful and pleasant life in Ollon, with all the necessary amenities close at hand. Don't miss this unique chance to make this house your home.

SURFACES

Living area	~ 180 m ²
Surface of parcel	~ 2072 m ²
Balcony Surface	~ 18 m ²
Terrace surface	~ 30 m ²
Cellar surface	~ 65 m ²
Total surface	~ 235 m ²
Volume	~ 866 cbm

CARACTERISTICS

Number of flats	1
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	1955
Year of restoration	2002
Heating system	Fuel oil, Wood
Domestic water heating system	Fuel oil
Heating installation	Radiator, Stove
Second home	Authorized
Inside parking place/s	2 included
Outside parking place/s	3 included
Total nb. of parkings	5 included
Construction zone	Zone individuelle
Parking places	Yes, obligatory

ANNEXES

- A vast covered area, accompanied by a large storeroom, offering the capacity to house two vehicles. The property also features several outdoor parking spaces.

DISTANCES

Public transports	255 m
Restaurants	496 m

DISTRIBUTION

Ground floor

- Spacious, welcoming entrance hall

- Luminous, open-plan kitchen opening onto the living/dining room, enhanced by a wood-burning stove and direct access to a terrace of approx. 30 m²
- Large room that can be used as an office or bedroom, with access to a balcony
- Modern shower room with shower
- Practical, functional laundry room

1st floor

- 3 comfortable bedrooms
- Spacious bathroom equipped with a bathtub, two sinks and a toilet
- Open views over the entrance hall thanks to an open space
- Private balcony adjoining the master bedroom

Basement

- Many cellars and storage spaces, accessible from outside
- Possibility of home activity



LOCATION

Ideally located in a peaceful residential neighborhood, this family villa offers a privileged living environment, perfect for families seeking tranquility. Surrounded by greenery and benefiting from a nuisance-free environment, it is close to amenities such as schools, shops and public transport. The location combines comfort and practicality with quick access to major roads.

MUNICIPALITY

The commune of Ollon

Located in the canton of Vaud, Ollon is a commune prized for its exceptional natural setting, blending plains and mountains. Nestled in the heart of the Chablais region, it boasts a rich historical and cultural heritage. Its many hiking trails and renowned vineyards offer a pleasant living environment, while being close to major infrastructures and roads. Ollon

appeals to families and nature lovers alike.

The village of St.-Triphon

A charming hamlet forming part of the commune of Ollon, St.-Triphon stands out for its authentic village atmosphere and unique heritage, notably its famous rock, a remarkable geological site. Ideally situated between the plains and the mountains, the village offers a peaceful setting close to all amenities. It's a place where serenity and conviviality come together perfectly, offering an ideal living environment for families and nature lovers alike.

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Primary school
- Sports centre
- Hiking trails
- Bike trail
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Exclusive use of garden
- Garden
- Greenery
- Gardenhouse
- Shed
- Storeroom
- Carport
- Visitor parking space(s)
- Built on even grounds
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Dressing
- Cellar

- Wine cellar
- Bicycle storage
- Ski storage
- Storeroom
- Workshop
- Unfurnished
- Built-in closet
- Heating Access
- Swedish stove
- Double glazing
- Bright/sunny
- With front and rear view
- With character

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- Good

FINANCIAL DATA

Price

CHF 1'750'000.-

Availability

To be discussed

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ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Mountains
- Alps

