

# ST-TRIPHON



Family home with large plot in St.-Triphon

**CHF 1'750'000.-**

Parking place(s) included



5.5



4



~180 m<sup>2</sup>

n° ref. **041327**



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## SITUATION AND DESCRIPTION

Discover this charming detached house for sale in St.-Triphon. With 5.5 rooms and 185 m<sup>2</sup> 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 <sup>2</sup>
Surface of parcel	~ 2072 m <sup>2</sup>
Balcony Surface	~ 18 m <sup>2</sup>
Terrace surface	~ 30 m <sup>2</sup>
Cellar surface	~ 65 m <sup>2</sup>
Total surface	~ 235 m <sup>2</sup>
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 m<sup>2</sup>
- 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



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## 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.

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**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























