

AIGLE



Magnificent detached villa with breathtaking
views of the Dents-du-Mid

CHF 1'590'000.-

Parking place(s) included



5.5



4



~147.7 m²

n° ref.

5802914_16608



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Switzerland

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SITUATION AND DESCRIPTION

Discover this elegant 5.5-room contemporary villa located in a quiet residential area of Aigle, on an elevated 897 m² plot. Offering an exceptional panoramic view of the Dents-du-Midi mountains and the Alps, it captivates with its peaceful atmosphere, ideal orientation and top-of-the-range finishes. A privileged living space for families in search of privacy, comfort and nature, just a few minutes from downtown.

From the entrance, the tone is set with a home automation system to control the motorized blinds. The spacious, south-facing living room is bathed in light thanks to three large French windows, and opens onto a first terrace with bioclimatic pergola. A natural stone wall adds a warm touch to the living space. The modern, fully-equipped kitchen, with granite worktop and numerous storage drawers, communicates

directly with the dining room and gives access to the terrace, ideal for outdoor dining.

A guest bedroom with built-in wardrobes, wall-mounted TV and access to a shower room completes the first floor.

Upstairs, the master suite impresses with its generous volumes, fitted dressing room, two windows with views, and a natural stone wall. Two other bright bedrooms complete this floor, as well as a shower room with bathtub, bidet, granite cabinet and modular lighting ambience for relaxing moments.

The laundry room is equipped with a washing column and direct access to the outside. Underfloor heating is powered by solar thermal panels, ensuring optimum comfort all year round. The landscaped garden, carefully planted with trees, offers peace, privacy and space, with automatic watering, a structured

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vegetable garden and perfectly landscaped terraces.

A cellar and boiler room area secured by electronic access completes the amenities. The villa also boasts a covered parking space and two external annexe spaces, accessible via an electric gate with remote control.

This villa represents a rare opportunity in an enchanting setting, combining modernity, sustainability and quality of life in the heart of nature.

SURFACES

Living area	~ 147.7 m ²
Surface of parcel	~ 897 m ²
Terrace surface	~ 37.8 m ²
Volume	~ 633 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of terraces	2
Year of construction	2010
Heating system	Gas, Solar
Domestic water heating system	Gas, Solar
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Energy efficiency	C
Building envelope	C
Parking places	Yes, obligatory

ANNEXES

- Covered parking space
- 2 outdoor parking spaces

DISTANCES

Public transports	239 m
Primary school	721 m
Stores	750 m
Restaurants	331 m

DISTRIBUTION**Garden floor**

- Entrance
- Bedroom
- Shower room with wc
- Spacious living room
- Technical room with separate entrance

Upper ground floor

- 3 bedrooms
- Large shower room with bathtub and a wc
- Reduced with laundry column



LOCATION

The property is located in Aigle, in a quiet, sunny residential area. Close to all amenities (schools, shops, hospital), it benefits from excellent access to public transport (SBB station 5 min away) and to the A9 freeway, quickly linking major cities.

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NEIGHBOURHOOD

- Villa area
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Near a golf course
- Tennis centre
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Built on even grounds

INSIDE CONVENIENCES

- Open kitchen
- Double glazing
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Furnished kitchen
- Bath
- Shower
- Outdoor lighting

FLOOR

- Tiles

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'590'000.-

Availability

To be discussed

Judicial form

En nom propre

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1860 AIGLE

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DIRECTION DES TRAVAUX J.-C. SIGGEN 1860 AIGLES
MAÎTRE DE L'OUVRAGE
OURASI S.A. AIGLE

DOSSIER D'EXECUTION

ETAGE

HABITAT
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ATELIER D'ARCHITECTURE
1870 MONTHEY
P. DUBUIS C. DUBOIS L'ÉGLISE

FORMAT A3

ECHELLE 1/50

Isolation périphérique embrasures 10cm
sauf porte d'entrée 85mm

Rustique ext. 15mm
Isolation périphérique 12cm
Plats ciments 15cm
Rustique int. + crépi maçon 1cm

DATE 28/05/2008

PLAN N° 02

MODIF.:

AFFAIRE : 149

L'ENTREPRENEUR RESPONSABLE EST TENU DE VERIFIER LES COTES DU PLAN
ET D'EN SIGNALER LES ERREURS EVENTUELLES A L'ARCHITECTE

