

# OLLON VD



Architect-designed villa (A3)

Le Clos d'Arboisson

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**CHF 1'260'000.-**

Price of parking place(s) in addition



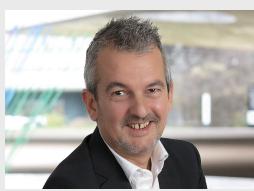
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n° ref.

**037856.040285.**



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## SITUATION AND DESCRIPTION

The Clos d'Arbisson project faces South-West and North-West for type A villas and South for type B villas favoring long hours of sunshine and exceptional views of the Dents du Midi.

It is located in a quiet, leafy residential area, close to the center and amenities.

The plot is divided into 5 subdivisions, each comprising two semi-detached houses.

This project of 10 semi-detached villas is divided into 2 different typologies, types A or B.

The gardens to the rear of the houses ensure peace and privacy, enabling you to spend quality time outdoors and enjoy the surrounding nature.

A phase 2 of the project will complete the neighborhood with additional villas.

## SURFACES

Surface of parcel	~ 585 m <sup>2</sup>
Terrace surface	~ 47.8 m <sup>2</sup>
Total surface	~ 143.8 m <sup>2</sup>

## CARACTERISTICS

Number of flats	1
Number of floors	2
Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	3
Number of terraces	1
Year of construction	2026
Heating system	Air to water heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3
Total nb. of parkings	CHF 50'000.- not included
Basement	1

## ANNEXES

- Outdoor parking space
- Indoor parking space (extra and mandatory)
- 2 outdoor parking spaces (extra and mandatory)

## DISTANCES

Station	500 m
Public transports	150 m
Freeway	2500 m
Primary school	500 m
Stores	2800 m
Post office	600 m
Bank	600 m
Restaurants	600 m

## DISTRIBUTION

### Lower ground floor

- Playroom
- Utility/laundry room
- Cellar
- Stairs to upper floor

### Ground floor

- Entrance hall with wall cabinets
- Open kitchen
- Dining room with garden access
- Living room with terrace access
- Guest toilet
- Terrace/garden, with optional swimming pool
- Stairs leading to lower and upper floors

### 1st floor

- Hallway
- 2 bedrooms
- Bathroom/wc
- Master suite with dressing room and shower room/wc
- Stairs to lower floor



## LOCATION

Located in the Chablais vaudois region, the commune of Ollon enjoys an ideal position between plain and mountains, close to Aigle, Villars-sur-Ollon and Lac Léman. Easily accessible by car via the A9 freeway (Aigle exit), it is less than an hour from Lausanne and Sion.

Ollon is well served by public transport, with a station on the regional Aigle - Sépey - Diablerets line, and several bus routes to surrounding villages and ski resorts. This accessibility, combined with an unspoilt natural setting, makes Ollon an attractive place to live or stay.

## MUNICIPALITY

Situated in the Chablais vaudois region at an altitude of 478 meters, the village of Ollon and its 2800 inhabitants enjoy exceptional sunshine, which is one

of the reasons for the village's reputation. The municipality is very extensive, stretching from the right bank of the Rhône at an altitude of 390 meters to the Chamossaire summit at 2112 meters.

Ollon is located ~10 kilometers from the Villars-Gryon ski resort, close to the Portes du Soleil ski area, comprising ~650km of pistes, one of the largest in Europe. During the summer months, long hikes are possible in the lush surrounding countryside, and numerous walks are organized in the vineyards, with tastings of the region's AOC wines.

Higher up are the lakes of Bretaye and Chavonne, with magnificent landscapes to discover. The village of Ollon is located ~3 km from the St-Triphon freeway entrance and ~5 km from the A9 freeway entrance at Aigle. It is served by TPC and CFF via the railway station in its center.

Two bus companies operate routes between villages and connect the heights to ski resorts and hiking trails.

Food shops are concentrated in Aigle, but Ollon has all other facilities

## **CONSTRUCTION**

Finishes are at the purchaser's discretion. A technical description is available.

Many variations are available for each villa to add your personal touch.

Do not hesitate to consult our team for further details.

## **OUTSIDE CONVENIENCES**

It is possible to build a swimming pool for an extra charge.

## NEIGHBOURHOOD

- Village
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Primary school

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Covered parking space(s)
- Parking
- Swimming pool

## INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Storeroom
- Recreationroom
- Built-in closet
- Fireplace connection
- Triple glazing
- Bright/sunny

## EQUIPMENT

- Kitchen to furnish
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Optic fiber
- Electric blind
- Ventilation
- Outdoor lighting

## FLOOR

- At your discretion
- Tiles
- Parquet floor

## CONDITION

- To build

## EXPOSURE

- Good

## VIEW

- Clear
- Mountains

## FINANCIAL DATA

### Price

CHF 1'260'000.-

### Price park.ext ③

CHF 50'000.-

### Total price

**CHF 1'310'000.-**

### Availability

To be discussed

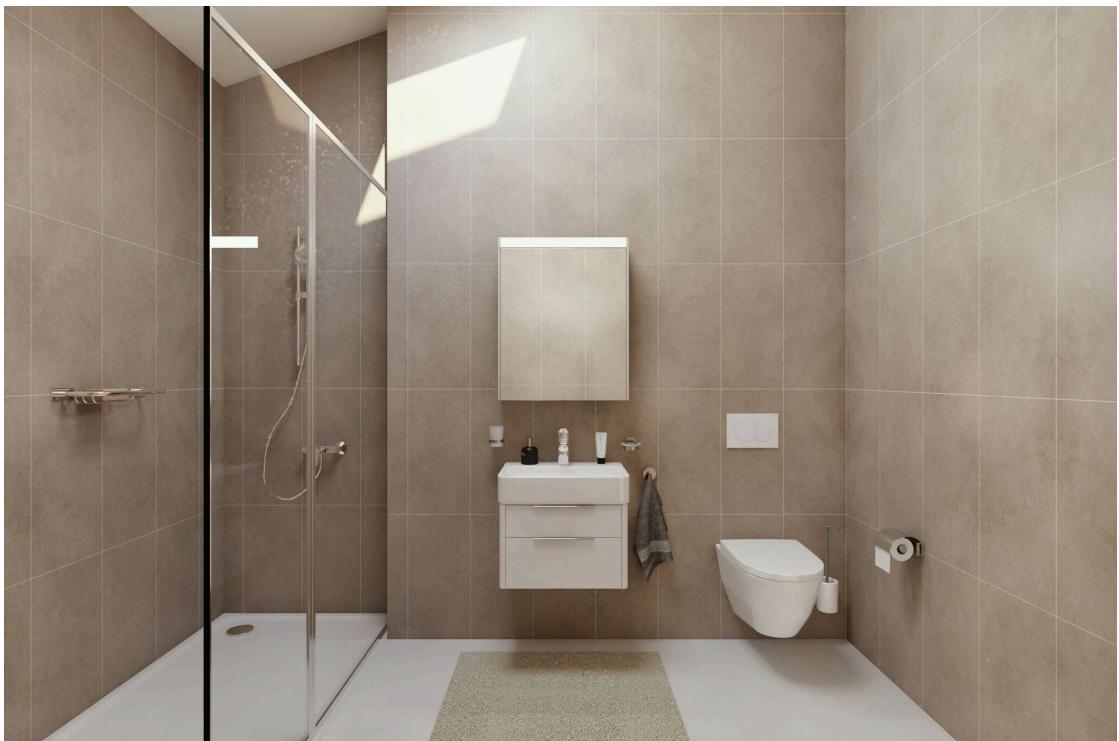
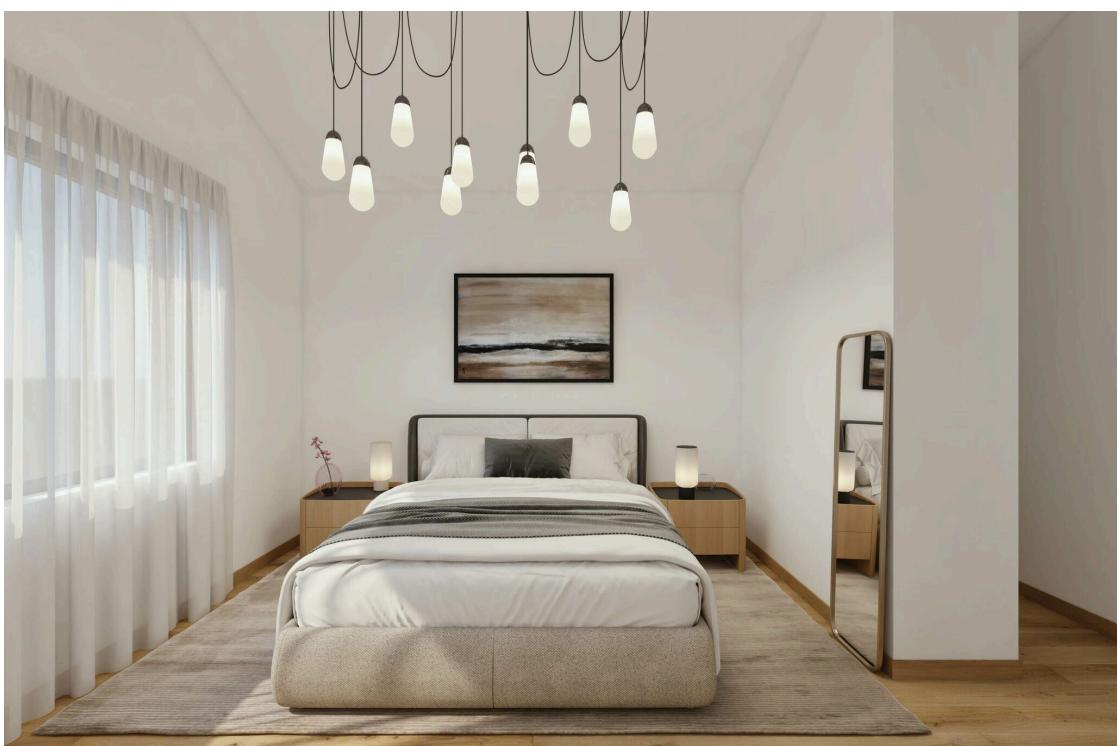
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**Le Clos d'Arboissons**  
1867 Ollon VD, Ollon

Reference	Batch	Type	Rooms	Floor	Ground surface	Terrace surface	Price	Status
037856.040283.A1D	A1	Twin house	6.5	Ground floor	585 m <sup>2</sup>	47.8 m <sup>2</sup>	CHF 1'250'000.-	For sale
037856.040284.A2D	A2	Twin house	6.5	Ground floor	585 m <sup>2</sup>	47.8 m <sup>2</sup>	CHF 1'270'000.-	For sale
<b>037856.040285.A3D</b>	<b>A3</b>	<b>Twin house</b>	<b>6.5</b>	<b>Ground floor</b>	<b>585 m<sup>2</sup></b>	<b>47.8 m<sup>2</sup></b>	<b>CHF 1'260'000.-</b>	<b>For sale</b>
037856.040286	A4	Twin house	6.5	Ground floor	585 m <sup>2</sup>	47.8 m <sup>2</sup>	CHF 1'280'000.-	For sale
037856.040287.B1D	B1	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Reserved
037856.040288.B2D	B2	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Sold
037856.040290.B4D	B4	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Reserved
037856.040291.B5D	B5	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Sold
037856.040292.B6D	B6	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Reserved
037856.040293.A5D	A5	Twin house	6.5	Ground floor	558.5 m <sup>2</sup>	47.8 m <sup>2</sup>	CHF 1'235'000.-	For sale
037856.040294.A6DD	A6	Twin house	6.5	Ground floor	558.5 m <sup>2</sup>	47.8 m <sup>2</sup>	-	Sold
037856.040295.A7D	A7	Twin house	6.5	Ground floor	559 m <sup>2</sup>	47.8 m <sup>2</sup>	CHF 1'305'000.-	For sale
037856.040296.A8D	A8	Twin house	6.5	Ground floor	559 m <sup>2</sup>	47.8 m <sup>2</sup>	-	Reserved
037856.040298.B3D	B3	Twin house	6.5	Ground floor	507 m <sup>2</sup>	46.6 m <sup>2</sup>	-	Reserved

Parking places:

Two outdoor parking spaces and one covered parking space are provided for each villa, at a cost of CHF 50,000 in addition to the selling price,