

OLLON VD



Rare! in the village of Ollon authentic
winegrower's house and outbuil

CHF 2'100'000.-

Parking place(s) included



6.5



3



~270 m²

n° ref. **040279**



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SITUATION AND DESCRIPTION

NE EXCLUSIVE SWITZERLAND SOTHEBY'S INTERNATIONAL REAL ESTATE

Between vineyards and forests (123 hectares of vines) Ollon is a large, picturesque village in the Chablais Vaudois region, located at the foot of the mountain, just 10 mns from Villars-sur-Ollon a popular and cosmopolitan resort in the Vaudois Alps.

Nested in the heart of this village with immense cachet, we invite you to discover a rare property, an authentic old village house built in 1790 and its many annexes.

This property is composed as follows:

ONE 6.5p HOUSE erected over 3 floors, large double living room with fireplace, a large traditional kitchen open onto the dining area.

The original stone staircase serves the 2 upper floors. On the 1st level: 3 bedrooms with a bathroom/shower, one of which has direct access to a vast, south-facing terrace, enhanced by a jacuzzi and enjoying panoramic views over the Rhône valley, the Alpine massifs and the vineyards.

On the 2nd level:

A vast attic with a large fireplace, beautiful volume and great height under the roof, an office area, a shower room, a bar and a billiard table. This floor benefits from a very beautiful unobstructed view, south-facing.

APPENDITORY BUILDINGS built in 1800:

Wine cellars, cover and vats, carnotzet & wine press, agricultural cover, wine-growing equipment depot, all these buildings are in good condition. Some of these outbuildings could be converted into living quarters subject to planning permission.

EXTERIORS: An authentic wooden courtyard overlooking the inner courtyard of the house and its outbuildings, a charming shaded pergola, between grapes and hazel trees offers a convivial place to celebrate the harvest, life, friends around large tables. Several outdoor parking spaces in the courtyard complete this property.

The Aigle train station can be reached in 5mins, Lausanne in 45mins, Geneva city and airport in 90mins, Sion airport in 30mins.

SURFACES

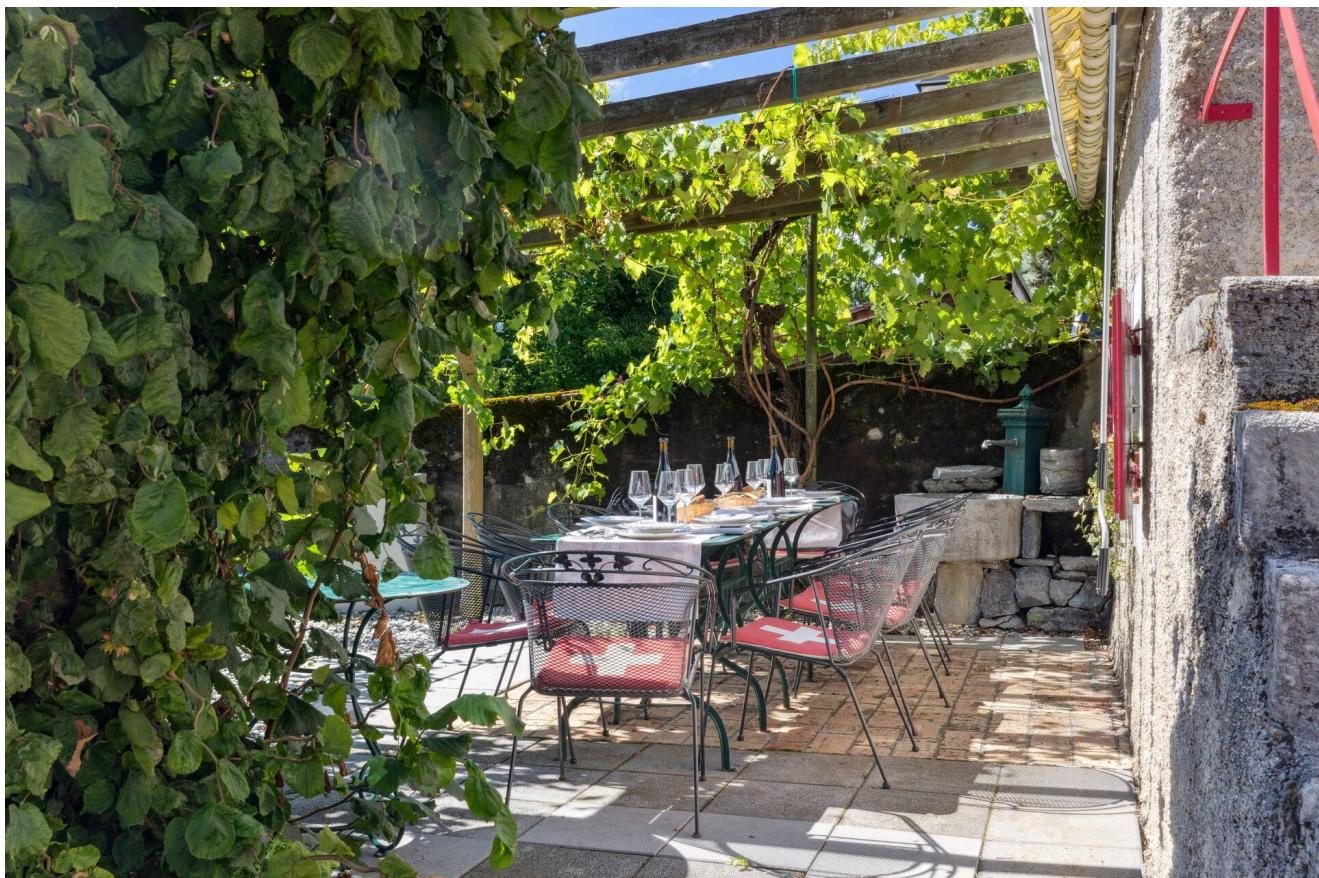
Living area	~ 270 m ²
Surface of parcel	~ 735 m ²
Useful surface	~ 605 m ²

CARACTERISTICS

Number of floors	3
Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	2
Year of construction	1790
Year of restoration	1997
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator, Chimney
Second home	Authorized
Outside parking place/s	5 included

DISTANCES

Public transports	216 m
Stores	50 m



CONSTRUCTION

Authentic period building erected in 1790, thick walls, beautiful original windows.

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Horse riding area
- Near a golf course
- Hiking trails
- Bike trail
- Soccer pitch
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Annex
- Gardenhouse
- Shed
- Storeroom
- Barn

- Covered parking space(s)
- Visitor parking space(s)
- Jacuzzi
- Built on even grounds

INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Guests lavatory
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Garret
- Storeroom
- Unfurnished
- Fireplace
- Bright/sunny
- Exposed beams
- With character
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Bath

FINANCIAL DATA

Price

CHF 2'100'000.-

Availability

To be discussed

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- Shower
- Phone
- WiFi
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- To be refurbished

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day
- Morning
- In the evening

VIEW

- Nice view
- Clear
- Far view

STYLE

- Atypical house
- Character house

