



# Le Clos d'Arbosson

OLLON



Switzerland | **Sotheby's**  
INTERNATIONAL REALTY

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# The Commune

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Located in the Chablais region of Vaud at an altitude of 478 meters, the village of Ollon and its 2,800 inhabitants enjoy exceptional sunshine, which is one of the reasons for the village's reputation.

The commune is very extensive, stretching from the right bank of the Rhône at an altitude of 390 metres to the Chamossaire summit at 2112 metres.

Ollon is located ~10 kilometers from the Villars-Gryon ski resort, close to the Portes du Soleil ski area, with its ~650km of pistes, one of the largest in Europe.

In summer, 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. Walks, hikes and tranquillity surround you.

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 the TPC and CFF (Swiss Federal Railways) via the central railway station.

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

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



Close to all amenities



Bus stop nearby



Ollon is ideally located between the plains and the mountains



# The Project

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Located in the Chablais region of Vaud, the commune of Ollon enjoys an ideal position between the plains and the 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 the surrounding villages and ski resorts.

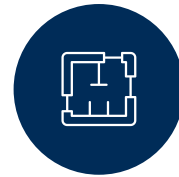
This accessibility, combined with its unspoilt natural setting, makes Ollon an attractive place to live or stay.



**Idyllic setting**



**Quiet, green surroundings**



**Generous space and volume**



# Situation





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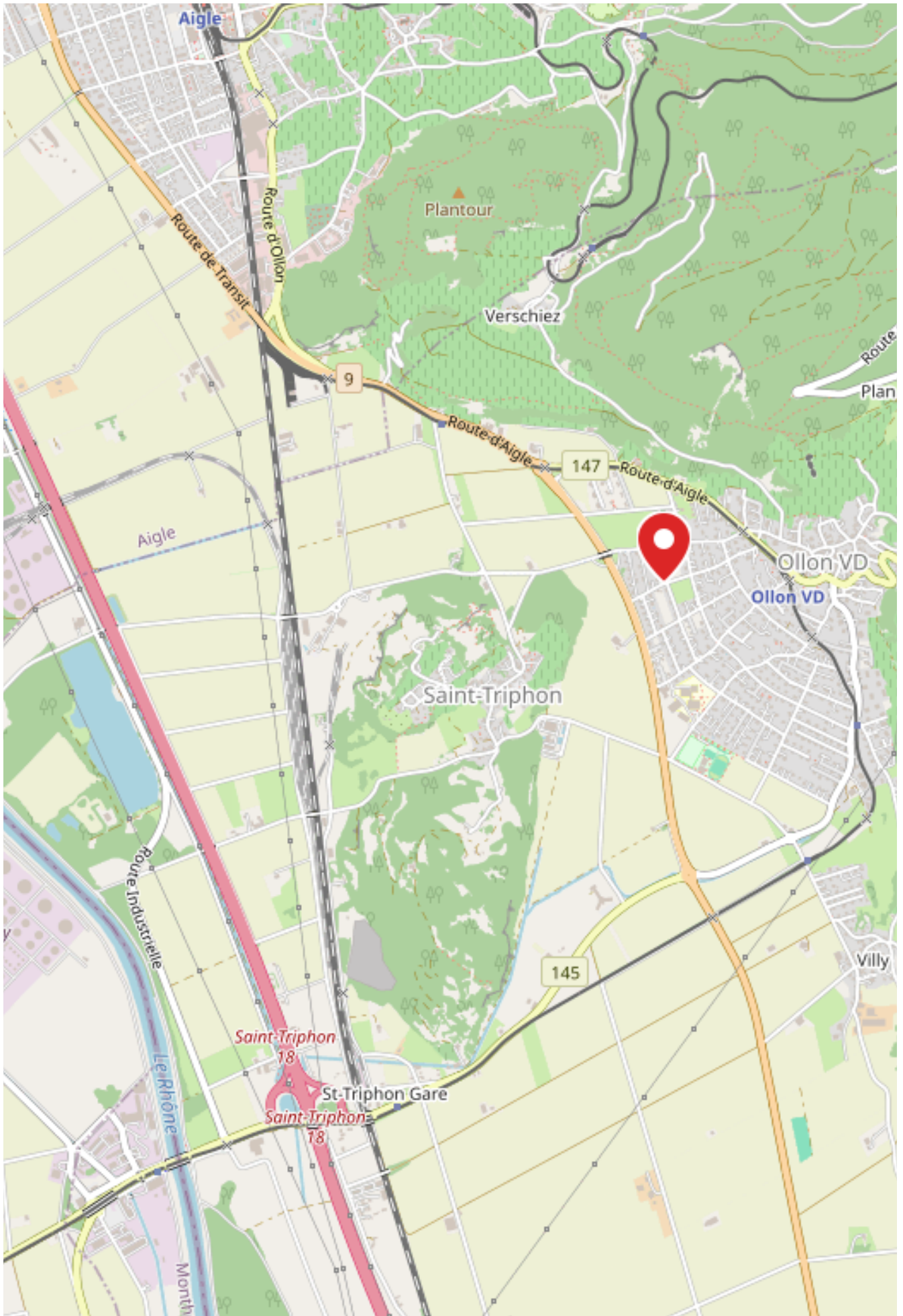
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<b>Airport</b>	0 m	-	-	-
<b>Bank</b>	3.2 km	50 min	23 min	5 min
<b>Gondola lift / ski lift</b>	0 m	-	-	-
<b>Highway</b>	2.5 km	-	-	-
<b>Hospital</b>	5.9 km	80 min	29 min	11 min
<b>Nursery school</b>	4.8 km	56 min	27 min	8 min
<b>Post</b>	830 m	14 min	14 min	3 min
<b>Primary school</b>	4.1 km	57 min	30 min	6 min
<b>Public transport</b>	219 m	4 min	4 min	1 min
<b>Restaurants</b>	213 m	3 min	3 min	1 min
<b>Secondary school</b>	4.0 km	53 min	31 min	6 min
<b>Shops</b>	828 m	-	14 min	3 min
<b>Station</b>	500 m	-	-	-



# Construction

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Finishes are at the purchaser's discretion.

Please do not hesitate to contact our team for further details.



**Modern architecture**



**Terraces and private gardens**



**Finishes at purchaser's discretion**



# Galerie

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# Technical data

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## Equipment

- Connections Washing Column
- Outdoor Lighting
- Shower
- Kitchen To Furnish
- Optic Fiber
- Electric Blind
- Ventilation
- Photovoltaic system

## Proximity

- Village
- Post
- Bus stop
- Highway
- Shops
- Bank
- Restaurant
- Train station
- Children friendly
- School Primary

## Exterior

- Terrace
- Covered Parking
- Pool
- Garden
- Parking

## Interior

- Open Kitchen
- Hobbyroom
- Dressing
- Fireplace Connection
- Triple Glazing
- Bath
- Guest Lavatory
- Cellar
- Storage Room
- Builtin Closet
- Bright

## Ground

- Choose
- Parquet Floor
- Tiles

## State

- To Build

## Sunshine

- Good

## Sight

- Unobstructed
- Mountain

# Contact

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**Pedro Domingues**

+41 79 542 80 51

[pedro.domingues@swsir.ch](mailto:pedro.domingues@swsir.ch)

**Switzerland Sotheby's International Realty  
(agence du Valais)**

Avenue de la Gare 46b  
1920 Martigny

Tél. +41 27 720 47 57  
[valais@swsir.ch](mailto:valais@swsir.ch)

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

[www.clos-arbosson.ch](http://www.clos-arbosson.ch)



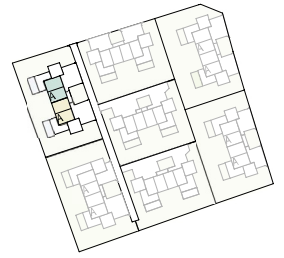
**Le Clos d'Arbosson**  
OLLON



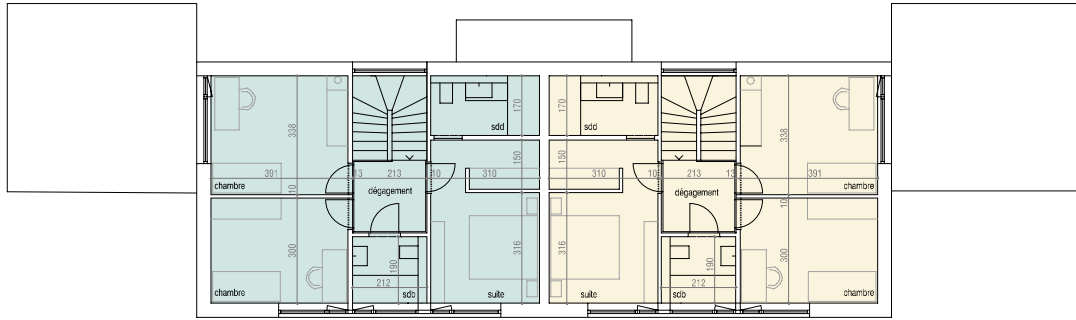
PLAN DE SITUATION - VILLAS TYPE A



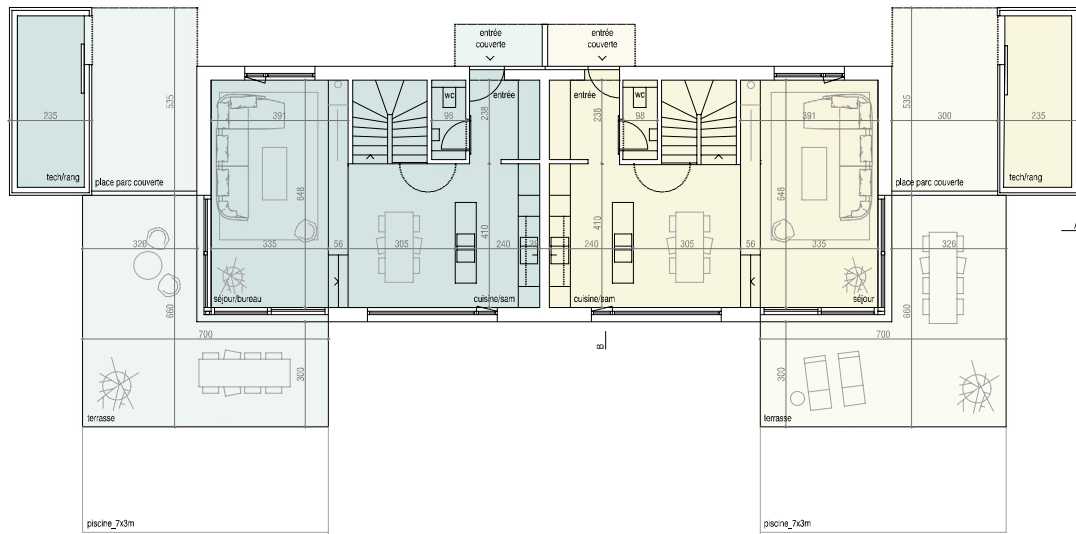
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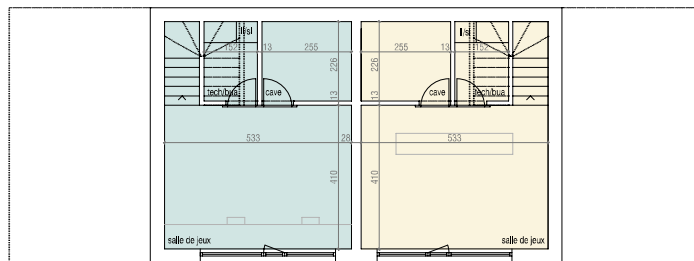
ÉTAGE:



REZ-DE-CHAUSSÉE:



SOUS-SOL:

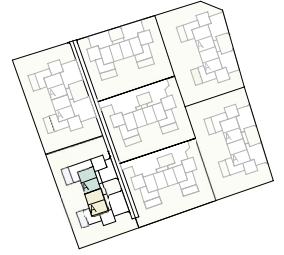


Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A1	896	5.5	N-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>
A2	896	5.5	S-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>

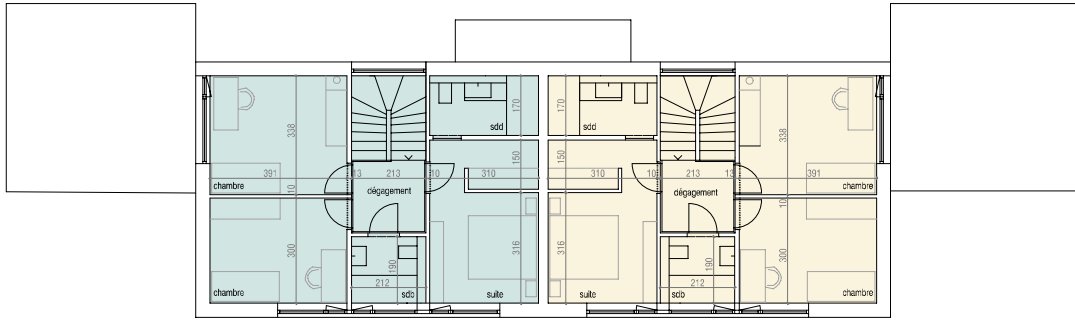
\* Les surfaces de vente sont calculées selon la méthode USPI, soit :  
- Les surfaces des lots sont calculées à l'extérieur des murs extérieurs, à l'axe des murs des cages, et à l'axe des murs mitoyens.



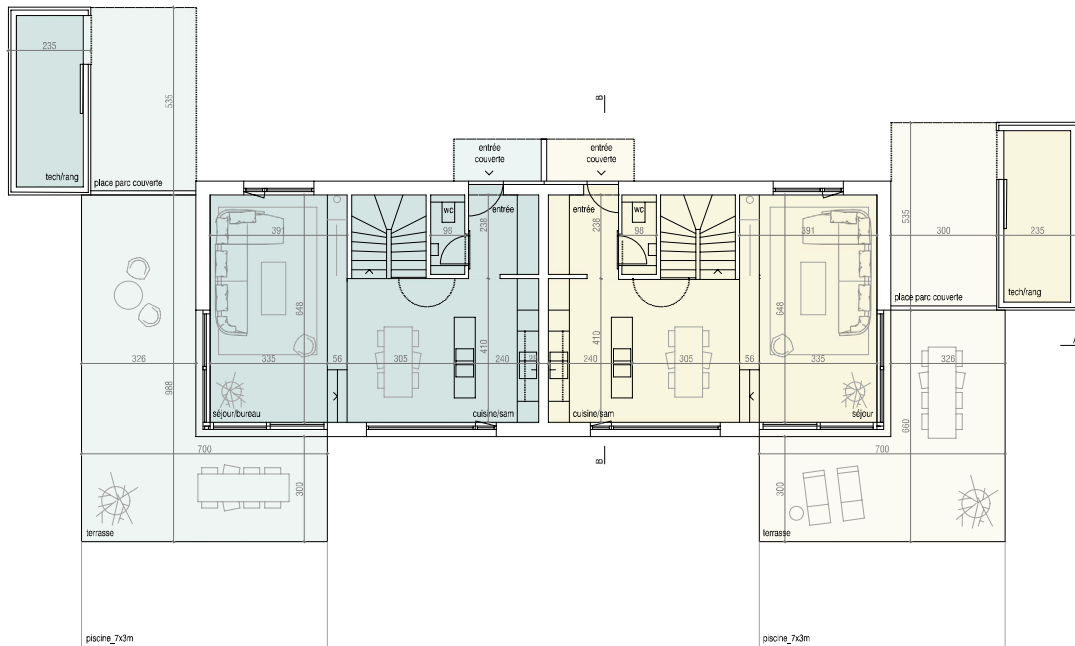
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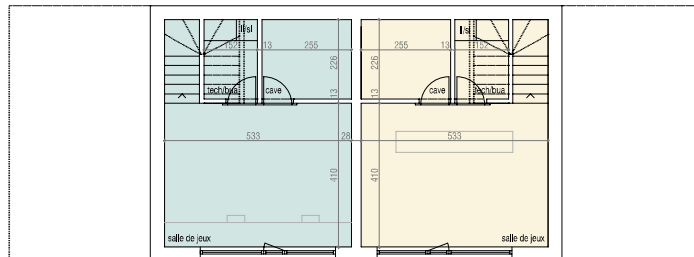
ÉTAGE:



REZ-DE-CHAUSSÉE:



SOUS-SOL:

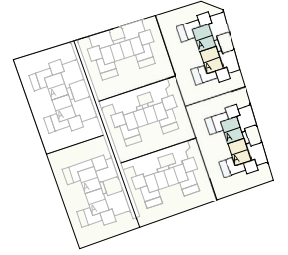


Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A3	A	5.5	N-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>
A4	A	5.5	S-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>

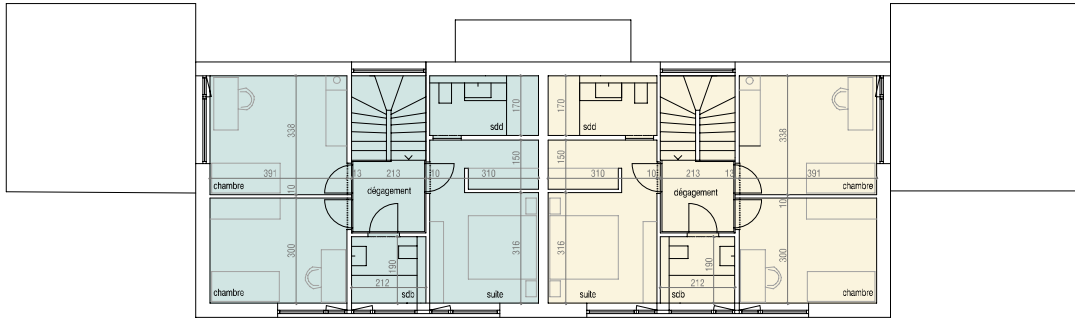
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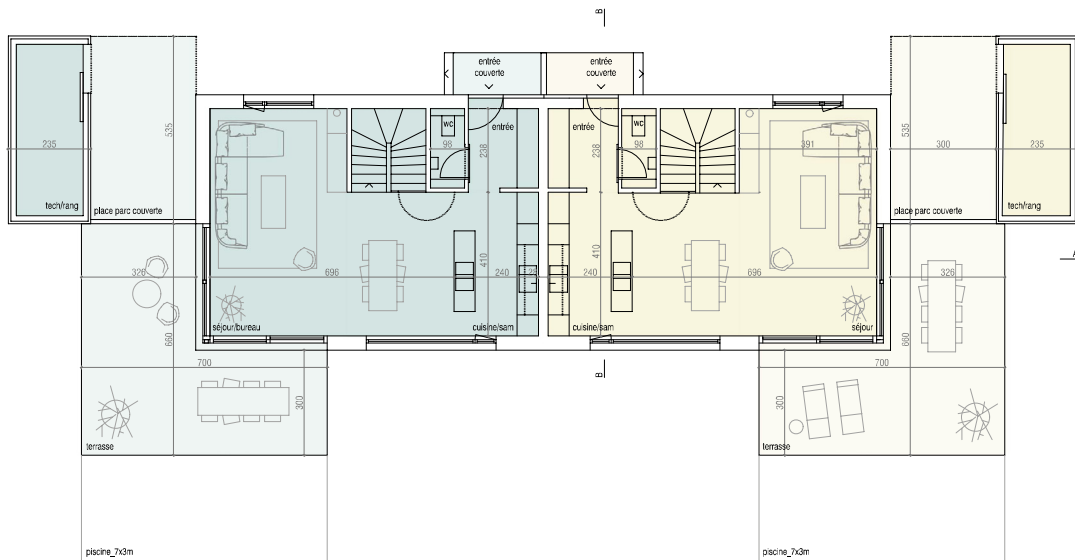
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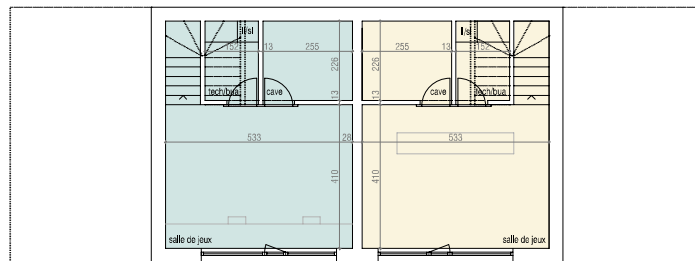
ÉTAGE:



REZ-DE-CHAUSSÉE:



SOUS-SOL:



Lot	Parcelle	Nombre de pièces	Orientation	Surface habitable	Surface de vente	Surface terrasse	Surface terrain
A5	E	5.5	N-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>
A6	E	5.5	S-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	585 m <sup>2</sup>
A7	F	5.5	N-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	559 m <sup>2</sup>
A8	F	5.5	S-O	112.18 m <sup>2</sup>	143.84 m <sup>2</sup>	47.8 m <sup>2</sup>	559 m <sup>2</sup>

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- Les surfaces des lots sont calculées à l'extérieur des murs extérieurs, à l'axe des murs des cages, et à l'axe des murs mitoyens.



**Le Clos d'Arbosson**  
OLLON



PLAN DE SITUATION - VILLAS TYPE B





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## Le Clos d'Arbosson

Chemin d'Arbosson, 1867 Ollon

Réf. Internet	Lot	Nbre de pièces	Orientation	N° parcelle	Surface terrain	Surface habitable	Surface rez inférieur	Terrasse	Surface de vente totale	Prix de la villa	Place de parc extérieure	Place de parc couverte	Prix total places de parc et rangement	Prix total de vente
040283.D	A1	6.5 pces	N-O	896	585 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>	CHF 1'250'000.00	2	1	CHF 50'000.00	CHF 1'300'000.00
040284.D	A2	6.5 pces	S-O	896	585 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>	CHF 1'270'000.00	2	1	CHF 50'000.00	CHF 1'320'000.00
040285.D	A3	6.5 pces	N-O	15223	585 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>	CHF 1'260'000.00	2	1	CHF 50'000.00	CHF 1'310'000.00
040286.D	A4	6.5 pces	S-O	15223	585 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>					RÉSERVÉ
040287.D	B1	6.5 pces	S	15226	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040288.D	B2	6.5 pces	S	15226	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040298.D	B3	6.5 pces	S	15225	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040290.D	B4	6.5 pces	S	15225	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040291.D	B5	6.5 pces	S	15224	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040292.D	B6	6.5 pces	S	15224	507 m <sup>2</sup>	90.9 m <sup>2</sup>	30.8 m <sup>2</sup>	46.6 m <sup>2</sup>	121.7 m <sup>2</sup>					VENDU
040293.D	A5	6.5 pces	N-O	15227	558.5 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>	CHF 1'235'000.00	2	1	CHF 50'000.00	CHF 1'285'000.00
040294.D	A6	6.5 pces	S-O	15227	558.5 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>					VENDU
040295.D	A7	6.5 pces	N-O	15228	559 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>					RÉSERVÉ
040296.D	A8	6.5 pces	S-O	15228	559 m <sup>2</sup>	112.18 m <sup>2</sup>	31.66 m <sup>2</sup>	47.8 m <sup>2</sup>	143.84 m <sup>2</sup>					RÉSERVÉ
<b>Places de parc</b>														
2 places de parc extérieures et 1 place couverte par villa											En sus du prix de la villa		CHF	50'000.00

29 avril 2026