

RÉSIDENCE EN ROSSET

OLLON



Switzerland

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The Commune	4
The Project	5
Situation	6
Construction	8
Gallery	9
Technical data	13
Contact	14

The Commune

Microclimate and Outdoor Activities.

From sunrise behind Le Muveran to sunset behind Le Grammont, the town of Ollon enjoys a micro-climate and is bathed in sunshine. Its landscape is a harmonious blend of farmland, vineyards, forests, pastures, and streams, amidst which 23 villages have comfortably settled.

The town of Ollon is renowned for its fine wines and, in particular, its range of sports activities, such as hiking, golf, tennis, and even hockey.

Winter sports enthusiasts, meanwhile, will be delighted by the Villars ski area, just a 15-minute drive away.



A harmonious landscape consisting of farmland, vineyards, and forests



Close to amenities



Major highways are located nearby



The Project

Located in a quiet and sought-after residential neighborhood in the heart of Ollon, this new development consists of two semi-detached villas designed to offer a modern, comfortable, and sustainable living environment.

The location is particularly appealing, about a seven-minute walk from the train station and the village center, as well as within walking distance of schools and the sports complex, all while enjoying a green and peaceful environment.

The project's layout allows residents to enjoy excellent sunlight throughout the day, as well as an unobstructed view of the Dents du Midi, offering a privileged natural environment. The villas are spread over three levels, with a rational and functional layout. The basement, delivered either unfinished or finished as an option, includes two rooms offering multiple layout possibilities, such as an office, a game room, a fitness area, or even an extra bedroom or guest room, as well as a private laundry room for each villa. Basement layout can be customized to suit your needs. The garden level is dedicated to living spaces and consists of a welcoming entryway, a guest restroom, and a combined living-dining area with an open kitchen, providing direct access to a terrace and the garden. The living areas feature large windows, creating a beautiful flow between the interior and exterior. The upper floor features three bedrooms, two of which have access to a balcony, as well as two bathrooms—one with a bathtub and one with a shower. The project is being developed by a local developer and will be built by local craftsmen, ensuring meticulous oversight and high-quality construction. The construction complies with current Swiss standards, notably SIA and AEA, as well as cantonal and municipal requirements, and incorporates modern technical features such as an air-to-water heat pump heating system, low-temperature underfloor heating, triple-pane windows with glazed sills in the bedrooms, high-performance thermal and acoustic insulation, and solar panels that contribute to improved energy efficiency. This project is ideal for families seeking comfort, space, and proximity to amenities, as well as for buyers looking for a new, modern, and energy-efficient villa. This is a rare opportunity to live in a harmonious setting that combines high-quality construction, a strategic location, and a privileged natural environment. The starting price is 1,200,000.- per villa, including a carport for two vehicles per villa.



Modern Architecture



Usable floor area of 221.8 m²



Beautiful garden



Situation

Located in a quiet and sought-after residential neighborhood in the heart of Olon, this new development features two semi-detached villas designed to offer a modern, comfortable, and sustainable living environment.

The location is particularly appealing, about a seven-minute walk from the train station and the village center, as well as within walking distance of schools and the sports complex, all while enjoying a green and peaceful environment.

The project's layout allows residents to enjoy excellent sunlight throughout the day, as well as an unobstructed view of the Dents du Midi, offering a privileged natural setting for everyday life.

The villas are spread over three levels, with a rational and functional layout. The basement, delivered either unfinished or finished as an option, includes two rooms offering multiple layout possibilities, such as an office, a game room, a fitness area, or even an extra bedroom or guest room, as well as a private laundry room for each villa. Basement layout can be customized to suit your needs.

The garden level is dedicated to living spaces and consists of a welcoming entry hall, a guest restroom, and a combined living-dining area with an open kitchen, providing direct access to a terrace and the garden. The living areas feature large windows, creating a beautiful flow between the interior and exterior.

The upper floor features three bedrooms, two of which have access to a balcony, as well as two bathrooms—one with a bathtub and one with a shower—both equipped with a toilet.

The project is being developed by a local developer and will be built by local craftsmen, ensuring meticulous oversight and high-quality construction.

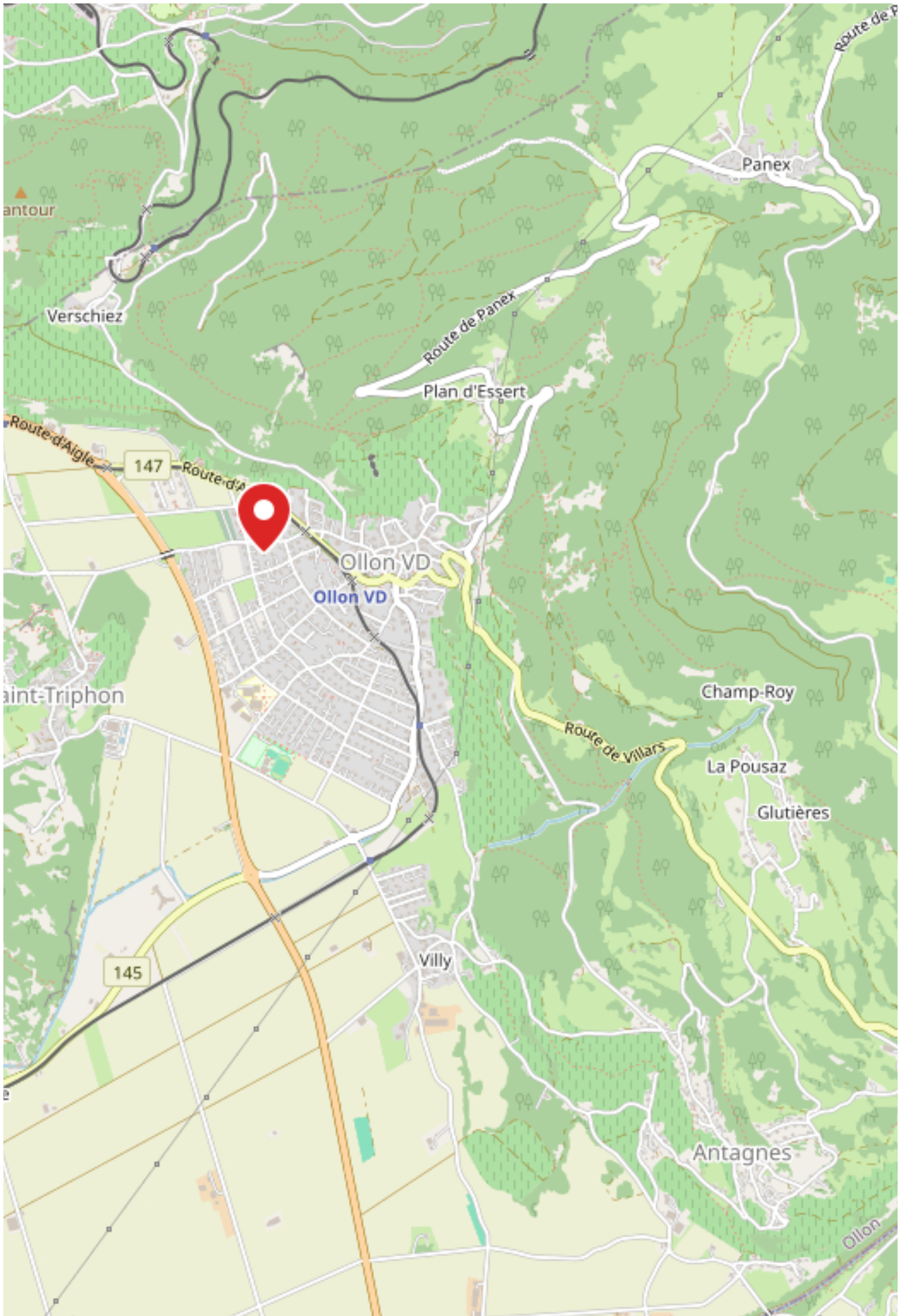
The construction complies with current Swiss standards, notably SIA and AEAI, as well as cantonal and municipal requirements, and incorporates modern technical features such as an air-to-water heat pump heating system, low-temperature underfloor heating, triple-pane windows with glazed sills in the bedrooms, high-performance thermal and acoustic insulation, and solar panels that contribute to improved energy efficiency.

The finishes have been designed to offer a contemporary, understated, and elegant interior, while allowing future homeowners the flexibility to personalize their space as construction progresses.

This project is ideal for families seeking comfort, space, and proximity to amenities, as well as buyers looking for a new, modern, and energy-efficient villa in a high-quality residential setting.

This is a rare opportunity to live in a harmonious setting that combines high-quality construction, a strategic location, and a privileged natural environment.

The starting price is 1,200,000.- per villa, including a carport for two vehicles per villa.



Construction

In Ollon, tranquility and a relaxed lifestyle go hand in hand with convenience.

In fact, in just a few minutes on foot or by public transportation, you can reach the center of Ollon and its shops.

Major highways are nearby. Towns such as Aigle and Collombey, as well as the Riviera-Chablais Hospital, are thus easily accessible.



Solar panels



Air-to-water heat pump heating



The building complies with current Swiss standards



Galerie









Technical data

Contact



Charlie Gardien

+41 79 854 95 32

Charlie.Gardien@swsir.ch

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

Rue du Théâtre 7 bis
1820 Montreux

Tél. +41 21 962 86 62
www.switzerland-sothebysrealty.ch

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