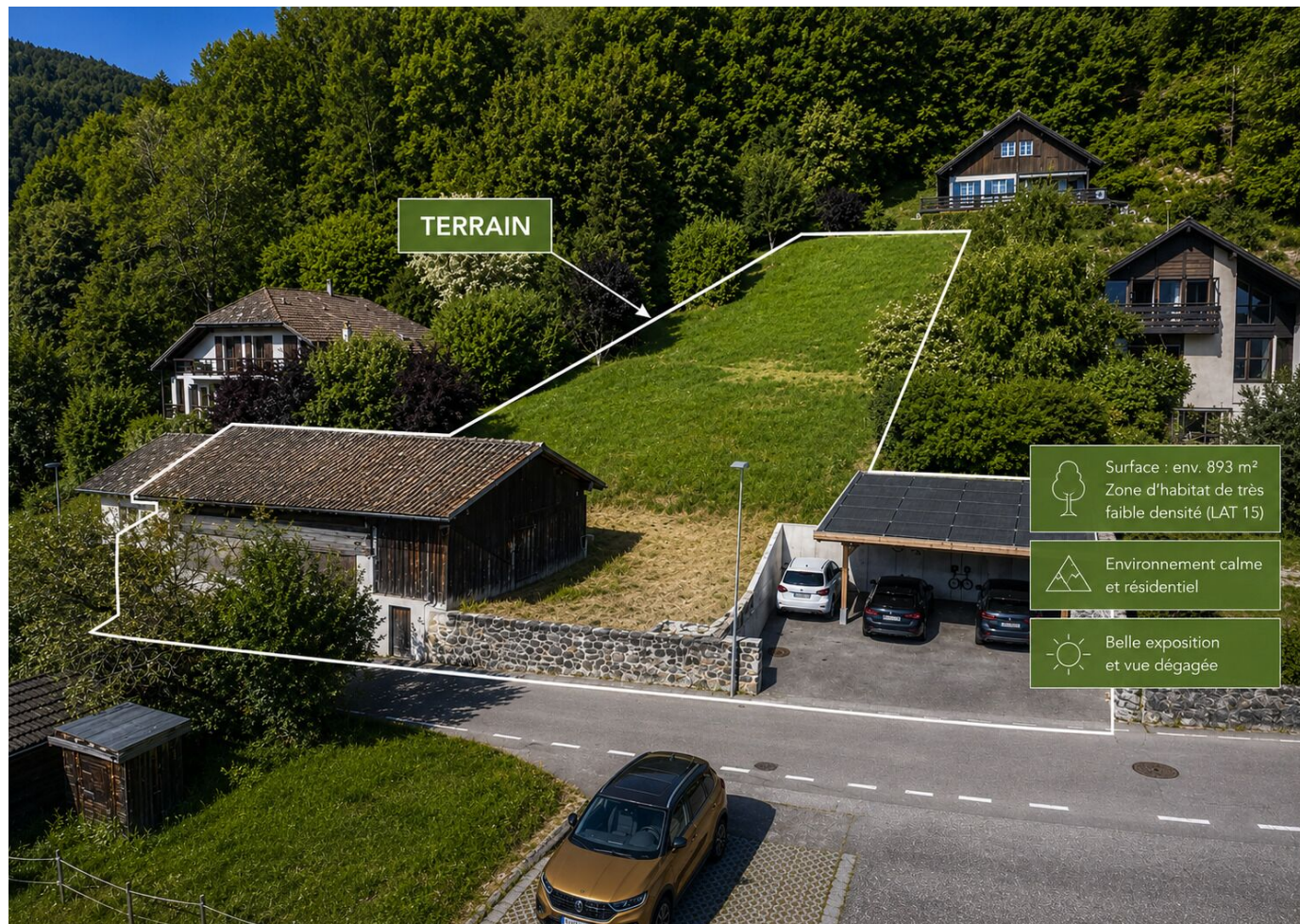




EXCEPTIONAL PLOT OF LAND WITH PANORAMIC VIEWS OF THE DENTS DU MIDI

TERRAIN CONSTRUCTIBLE | 1867 Ollon VD | Reference : 6087825

CHF 525,000.-

EXCEPTIONAL PLOT OF LAND WITH PANORAMIC VIEWS OF THE DENTS DU MIDI

CH-1867 Ollon VD | TERRAIN CONSTRUCTIBLE | CHF 525,000.-

Imagine your future villa in a privileged setting, where every day begins with a view of the Dents du Midi, the Rhône plain, and the vineyards of Chablais.

Located in the heart of the charming **village of Antagnes**, in the municipality of Ollon, this magnificent **building plot of 893 m²** enjoys a quiet, green residential environment and is particularly sunny thanks to its southwest exposure.

Located in a **very low-density residential area (LAT 15)**, it offers excellent development potential with a footprint of approximately **146 m²**, allowing for the construction of a villa that could reach approximately **444 m² of floor space over three levels**, subject to municipal permits.

The **land is fully equipped** (water, electricity and sewage connection) and already has high-quality infrastructure:

- covered for two vehicles;
- two electric vehicle charging stations;
- photovoltaic panels installed on the roof;
- an outdoor parking space.

CHARACTERISTICS

Reference: **6087825**

Type: **Building lot**

Availability: **Immediate**

Plot: **1**

Equiped land: **Yes**

Ground surface: **~ 893 m²**





An old rural building of about **572 m³** completes the property and can, depending on your project and the permits, be renovated, converted or demolished.

A prime location

You will enjoy a peaceful living environment while still being close to all amenities:

- public transport within a few minutes' walk;
- shops and schools within a few minutes;
- 5-minute access to the A9 highway;
- Eagle within 10 minutes;
- Villars-sur-Ollon in 15 minutes;
- Lausanne is about 40 minutes away.

The advantages at a glance

- Plot of 893 m²
- Exceptional panoramic view
- Southwest exposure
- Quiet and green environment
- Fully equipped site
- Covered 2 cars
- Two electric charging stations
- Photovoltaic installation
- Rural old
- Significant development potential
- Low-density residential area
- Immediate proximity to transportation and the highway

CONTACT FOR VISITING

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LOCATION

CH-1867 Ollon VD | TERRAIN CONSTRUCTIBLE | **CHF 525,000.-**



		
Public transports	-	1 min.
Primary school	-	6 min.
Stores	-	6 min.
Restaurants	-	4 min.

CHARACTERISTICS

CH-1867 Ollon VD | TERRAIN CONSTRUCTIBLE | **CHF 525,000.-**

CHARACTERISTICS

Availability	Immediate	COS	16
Type	Building lot	Ground surface	~ 893 m²
Reference	6087825	Constructible area	~ 146 m²
Plot	1	Potential building surface	~ 444 m²
Altitude	570 m	Potential building volume	~ 572 m³
Equiped land	Yes	Local tax	68 %
Ratio	0.5	Canton's tax	155 %

CONVENIENCES

NEIGHBOURHOOD

- Village
- Mountains

OUTSIDE CONVENIENCES

- Quiet
- Greenery

EQUIPMENT

- Water supply
- Building land connected
- Waste water connection
- Power supply

ORIENTATION

- South
- West

EXPOSURE

- Optimal

VIEW

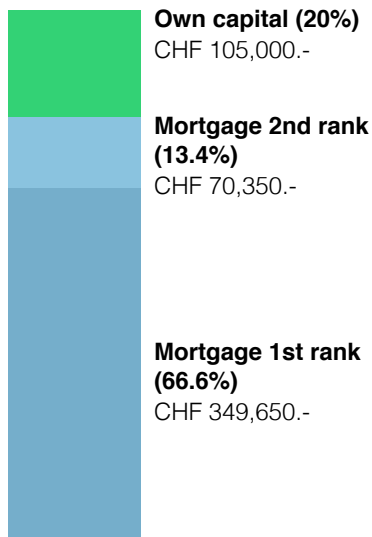
- Clear
- Valley view
- Panoramic

FINANCIAL SIMULATION

FINANCING

Purchase price
CHF 525,000.-

Mortgage
CHF 420,000.-



FINANCIAL CAPACITY

Annual income (100%)
CHF 93,767.-

Annual cost (33%)
CHF 30,943.-



PRICE

Price of object		CHF 525,000.-
Acquisition costs	2 %	CHF 10,500.-
Transfer costs	1.50 %	CHF 7,875.-
Expenses of creation of mortgage file	1.20 %	CHF 5,040.-
Total acquisition		CHF 548,415.-

ANNUAL COSTS

Mortgage interest 1st rank	2.50 %	CHF 8,741.-
Mortgage interest 2nd rank	2.50 %	CHF 1,759.-
Mortgage interest		CHF 10,500.-
Amortization mortgage 2nd rank	6.67 %	CHF 4,692.-
Total mortgage amortization		CHF 4,692.-
Running/maintenance costs	1 %	CHF 5,250.-
Total charges		CHF 5,250.-
Total per year		CHF 20,442.-
Total per month		CHF 1,704.-