

# **Elite Chalet in the international ski resort**

**Switzerland – Canton of Vaud – Leysin**

## **Chalet “Alina”**



Place: 1854 Leysin

Property: Land and house in «Chalet» style

Year of construction: 2010  
Lot size : 911 sq.m.

The house total area: 256 m<sup>2</sup>  
Living area space : 213 m<sup>2</sup>

6 rooms  
4 showers / WC  
1 bathroom / WC  
1 guest WC

gas heating  
solar panels  
warm floors  
ventilation  
automatic temperature control  
high-speed Internet  
satellite antenna

balconies / terraces  
garden / smallholding  
2 closed-equipped parking

Authorize the purchase of a non-resident  
Price: on request

The elite residence is located in the resort of Leysin, well known for its salubrious climate. It is the highest and the sunniest mountain resort in the canton of Vaud.

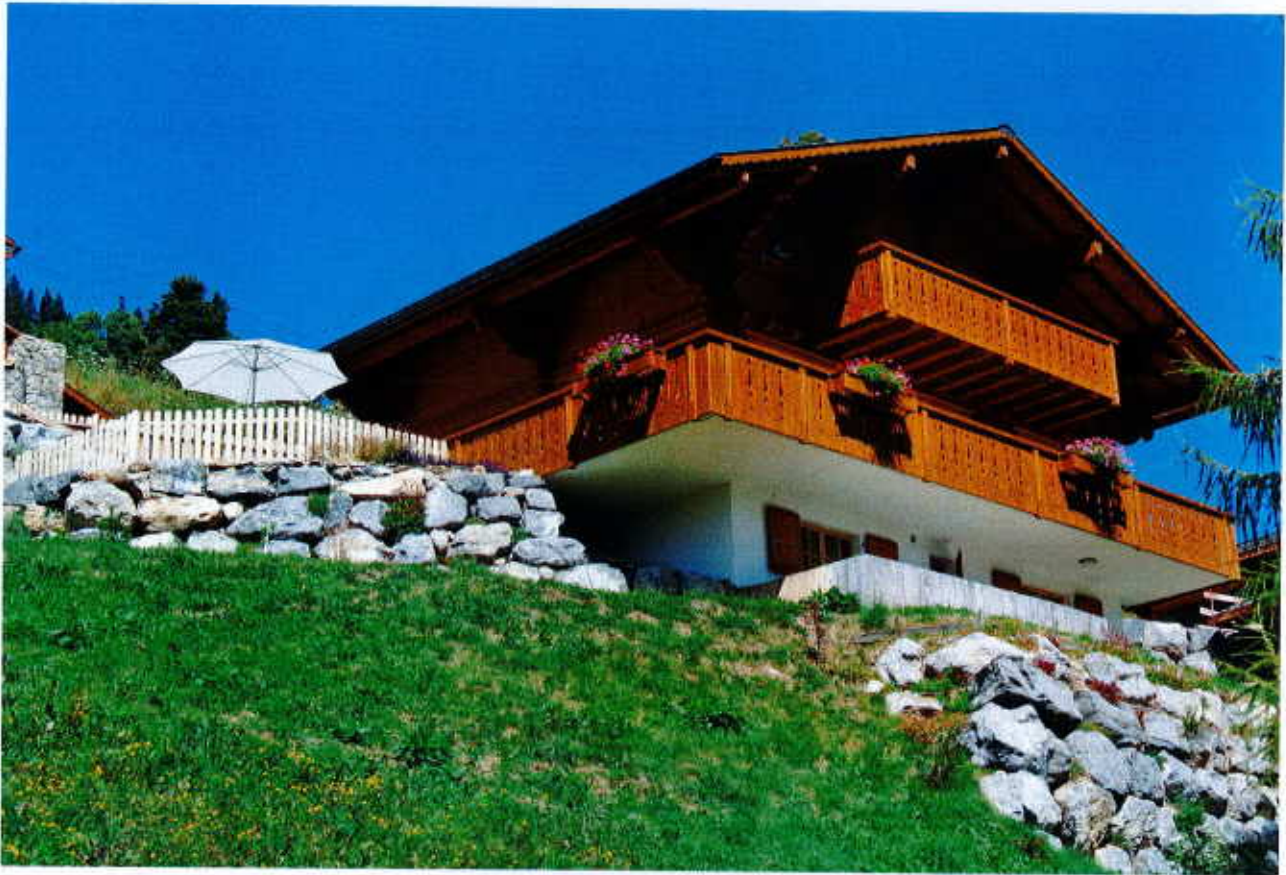
The chalet is located in a luxury complex consisting of 9 similar resort residences. It was constructed in 2010. The area of the landplot (owned) is 911 sq.m. The total area of the chalet is 256 sq.m. The living area is 213 square meters.

The 3-level chalet is harmoniously built into the gentle slope. The house has 6 rooms. A bright and spacious level space room (71 square meters) with access to the terrace balcony and open access to the kitchen is equipped with a fireplace. 5 other rooms of the ground floor and upper floor are separate, comfortable bedrooms. 2 bedrooms have a private toilet and shower. One of the bedrooms is equipped with a shower, bath and toilet. Two bedrooms have a shared shower and the rest room.





The residence and the whole complex is conveniently located in close proximity to the main ski lifts and near the historic city center. The distance to the main ski lift is 100 m, to the city center - 1 km, the nearest supermarket - 450 m, indoor swimming pool - 450 m, railway station - 2 km.



The technical specifications of the building meet the needs of the most demanding owners. The house was built and commissioned by the Swiss architects in accordance with the highest technological standards and norms. The heating and hot water is provided by the gas heating system, and the hot water is supplied by a gasrun boiler. There is a connection to the centralized gas supply network.

Besides, the solar panels are installed on the building. The independent power supply allows saving up to 30% of electricity. When the owners are out of home, the system switches to the sparing heating mode. The automatic temperature control system maintains the desired temperature in the house as a whole and in separate rooms with minimal energy consumption. The new owners will enjoy complete comfort here. The drinking and washing water is supplied to the house from a mountain stream and cleaned by filters. The chalet is equipped with satellite TV and Wi-Fi.

The house is fully equipped with required household appliances. The chalet is fully furnished with stylish furniture ordered from Swiss manufacturers. The building is sold with all furniture and equipment.



The land plot around the house is represented by the stone-paved terrace slopes, green lawns and shrubs.





The perennial flowers and trees are planted on the plot. Adjacent to chalet is a covered parking lot owned) for two cars.



The main windows and balconies of chalet are overlooking the south-west. The balconies and terraces offer a unique beauty of the Alpine mountain panorama where the mountains of Diablerets and Dent du Midi are predominating.





1 st level (separate entrance) – two bedrooms with a shower and toilet each, ski storage room, boiler room, laundry room, cold room, patio with the area of 23.5 square meters. It is possible to install a Jacuzzi there.









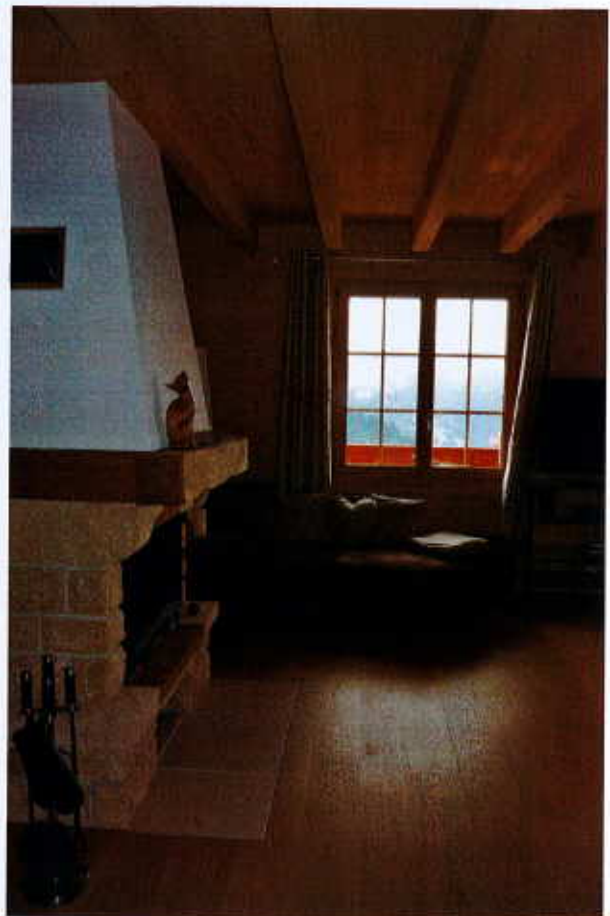
2 nd level (separate entrance) - entrance hall, toilet, living room with the area of 71 square meters with panoramic windows. Kitchen, balcony, terrace with the area of 33 square meters.



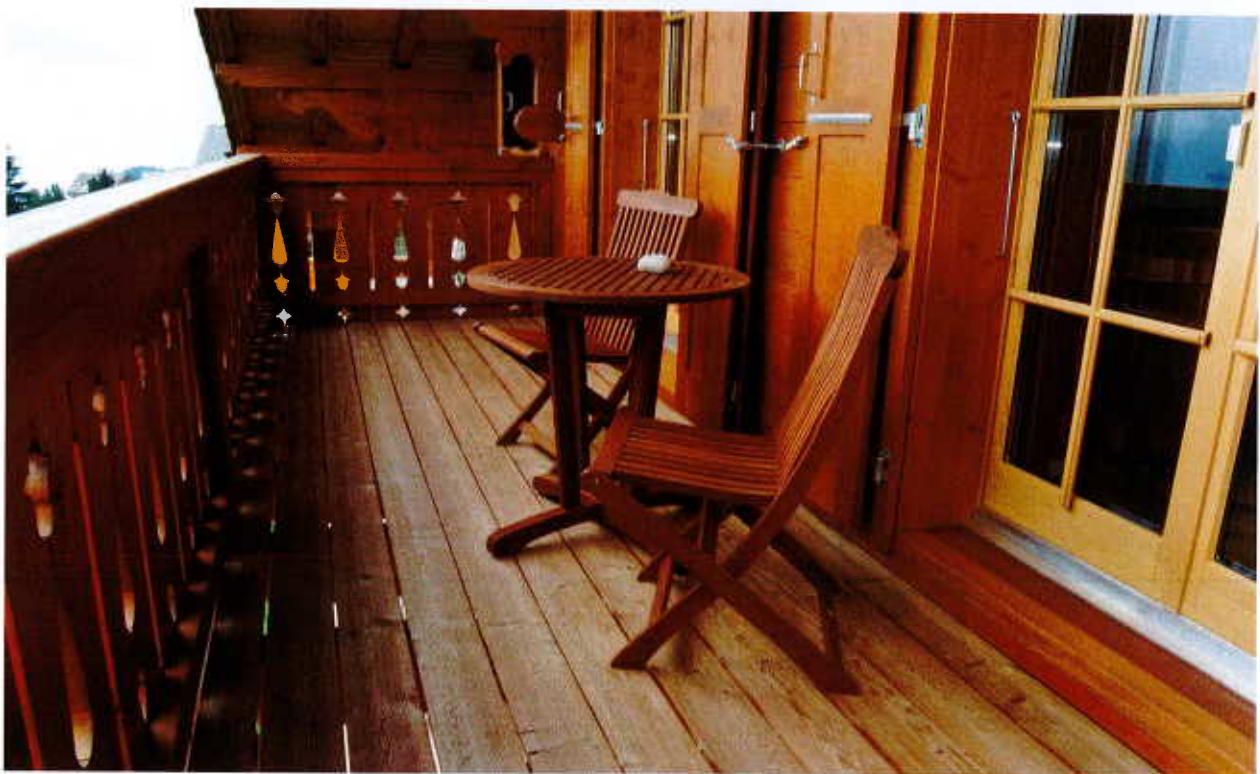








3 rd level - 3 bedrooms, one with a shower, bath and toilet, and the other two bedrooms have a shared shower and toilet.















The city of Leysin is geographically located at an altitude of 1253 meters above sea level. The number of local residents is 2784. Leysin is connected to the district center Aigle by a narrow gauge rack railway with the length of 6.3 km with regular communication. The city of Aigle can be reached in 20 minutes by train or car down to the valley. Leysin is connected with the neighboring commune of Ormont-Dessus by highway.

Leysin lies above the Lake of Geneva. The distance between Leysin and the "Swiss Riviera", the city of Montreux, is 33 km. The distance from the city (by car and train) to the airport of Geneva is 125 km. You can get to Gstaad in 40 minutes by car, to Diablerets Glacier (3000 m, summer skiing) – in 20 minutes, the thermal spa resort Les Bains de La Vey – in 30 minutes, Villars – in 30 minutes, and Gruyère – in 1 hour. This location is close to the neighboring France. For example, you can get to Evian in 1 hour and to Chamonix in 1.5 hours.

A hundred years ago, Leysin was a popular resort. In 1914, the family of the famous Russian composer Igor Stravinsky spent its summer there, and Diaghilev came. Today it is a thriving resort. Everything here is at hand, restaurants, shops, bank, post office, cinema, pharmacy... 4 bars, a nightclub, 8 restaurants. One of the restaurants is also a cheese museum factory, where the guests directly observe how the Swiss cheese is made.

The hotel owners and resort guests enjoy a perfect infrastructure of the international resort. There are also hotels, a fitness center with a large swimming pool, an indoor



ice rink, a hockey club, a cinema, a health center, tennis courts (9 outdoor and 4 indoor), golf courses, paragliding club, 280 km of the hiking paths, 220 km of trails for mountain biking, a climbing club, an equestrian club, and an equipped center for snowboarders in the city and in the suburbs.



Canton is also famous for its wine production. In Aigle, you can buy excellent local wines directly from producers and visit the castle, which now houses the museum of wine. There is a world-famous casino in Montreux, and in summer it hosts the world Jazz Festival. Hundreds of students from all over the world study in this town, famous for its cosmopolitan character. There are several world-renowned educational





institutions in Leysin.

Swiss Hotel Management School [www.shms.ch](http://www.shms.ch)

Leysin American School [www.las.ch](http://www.las.ch)

Kumon Leysin Academy of Switzerland [www.kumon.ch](http://www.kumon.ch)

The resort has everything for sports enthusiasts. Regardless of age, regardless of whether you've come with your family, friends and finally decided to spend time with unknown people, the skiing, snowboarding, swimming pool, climbing, squash, aerobics and so on are available to you.

Leysin is very popular among young people and snowboarders. During the season, a



number of sports competitions is held. A snowpark with 150-meter half-pipe and a variety of designs for jibbing is annually constructed on the slope of Chau de Mont.

Leysin is preferred by skiing fans. Half of the Leysin tracks are classified as blue. There are only two black tracks, but there are quoteworthy and fairly extensive areas for freeriding. The ski area includes the main lift (a telecab), 7 chairlifts, 7 drag lifts, 5 lifts for children, 60 km of tracks (70% blue, 20% red, 10% black, a park for snowboarders, a ski school for children, a ski and snowboard school for adults, and 45 km of trails for crosscountry skiing. The glacier allowing the summer skiing is 15 km away. The ski season lasts from November to April.

The resort is known as the center of summer and winter sports and is able to offer its guests a wide range of entertainment throughout the year.



l' Architecte :

le Propriétaire :

## MISE A L' ENQUETE

Plans Coupe Facades  
Aménagements extérieurs

Ech. 1:100  
Ech. 1:200

Propriété de LCL les Chamois Leysin Sàrl

Construction d' un chalet  
et d' un couvert à 2 voitures

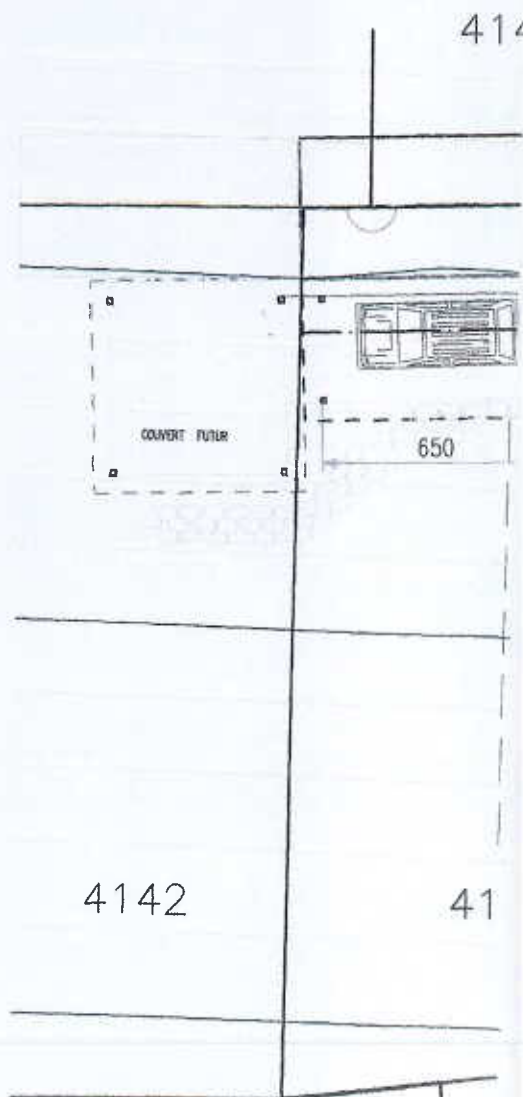
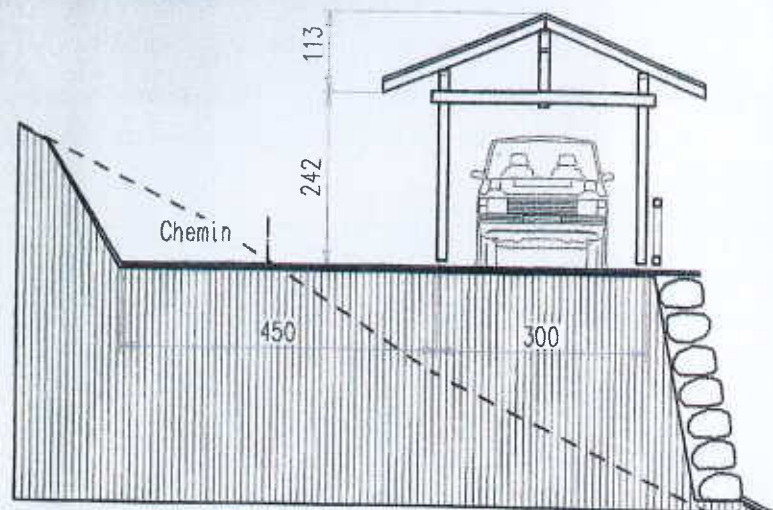
Parcelle N°4140 Essert d' Amont LEYSIN

Echelle : 1:100  
Date : 10.12.2008  
Plan No : 08-04/01  
Exécution : mha



Couvert à voitures

Ech. 1:100

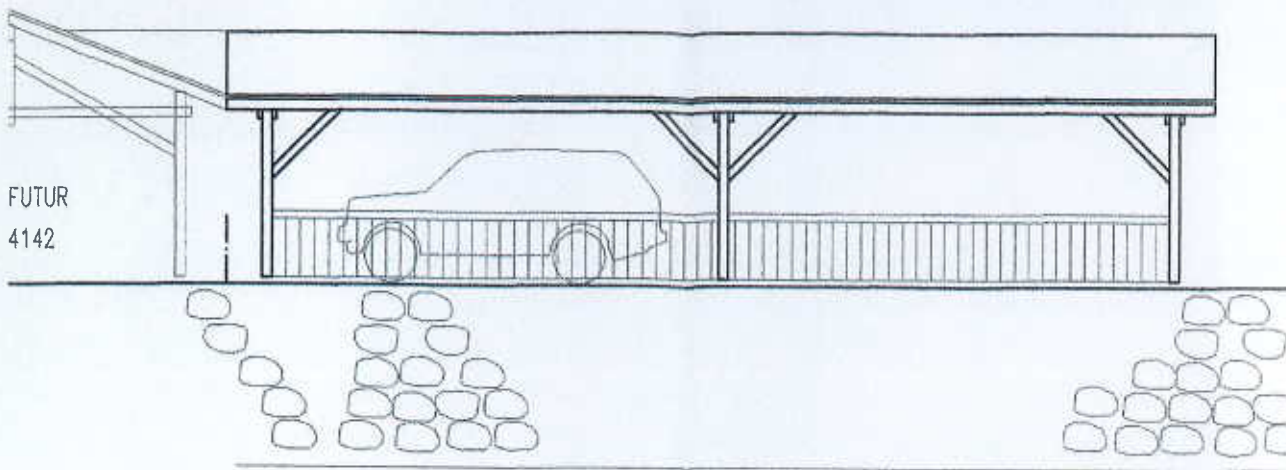


AMENAGEMENTS EXTERIEURS  
ET CANALISATIONS

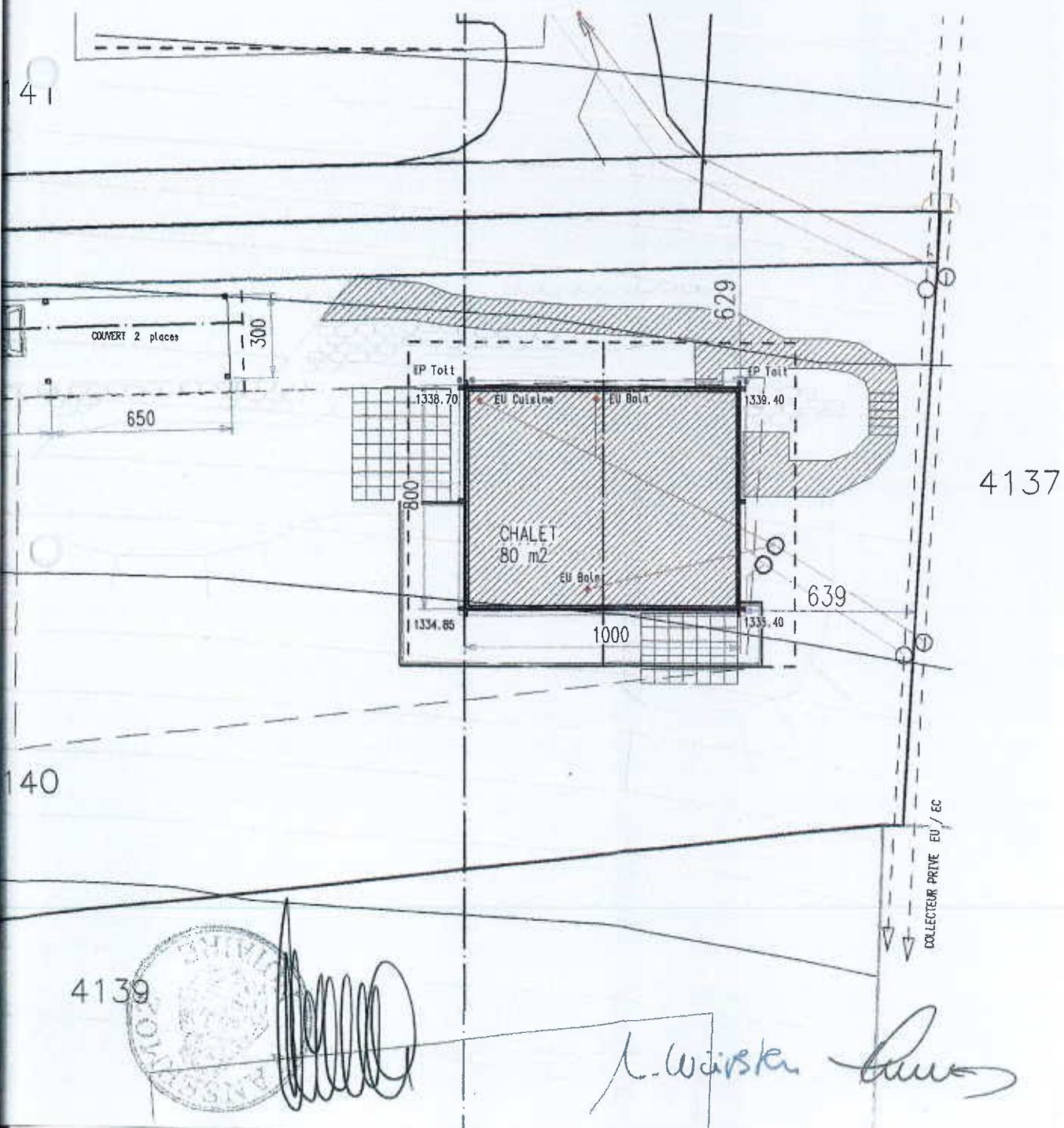
Plan ech. 1:200



COUVERT FUTUR  
Parcelle 4142

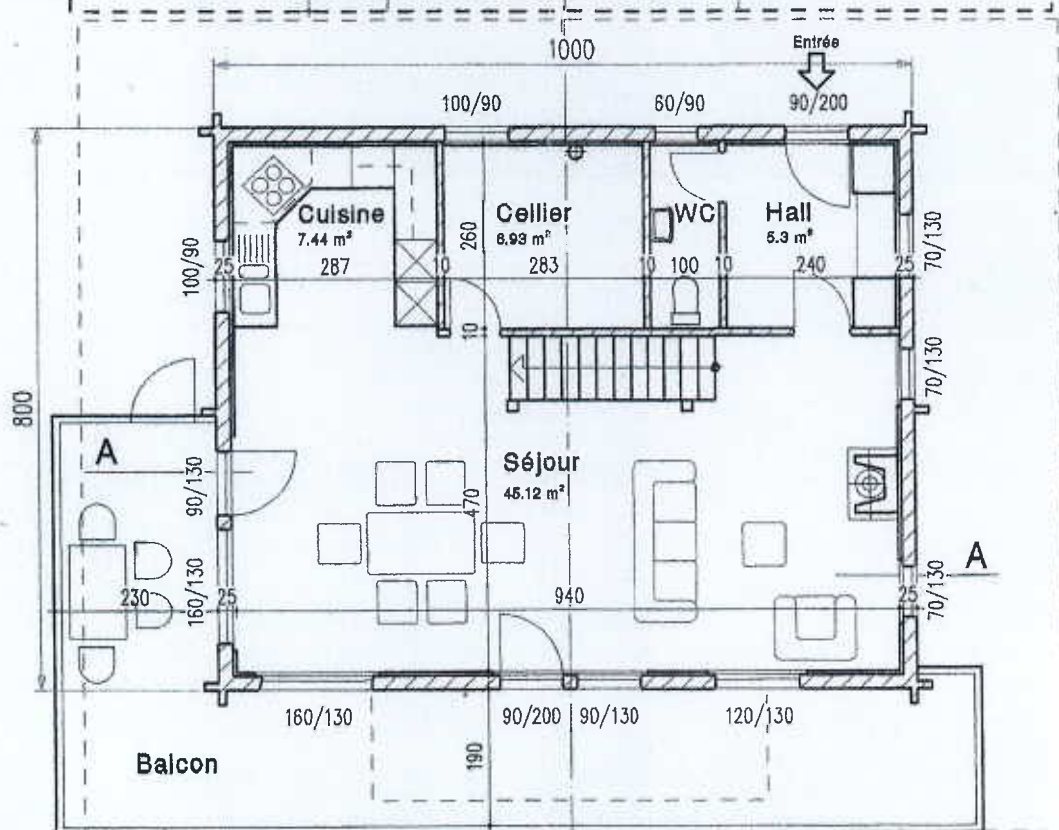
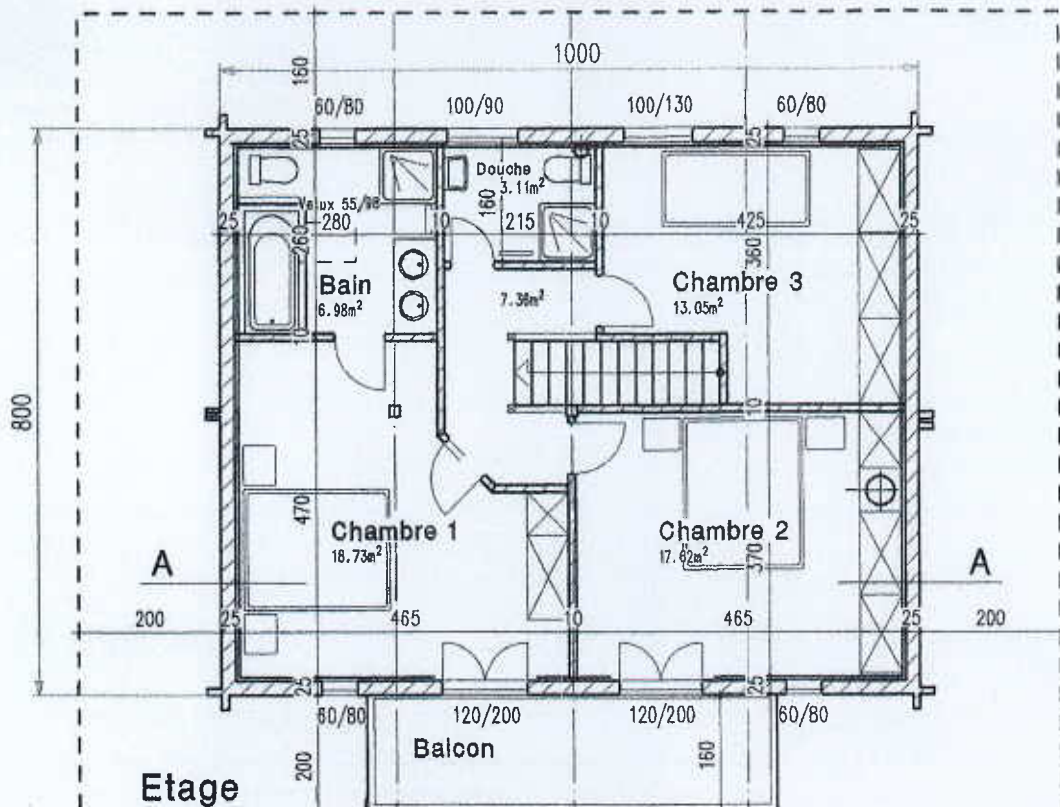


Facade Sud





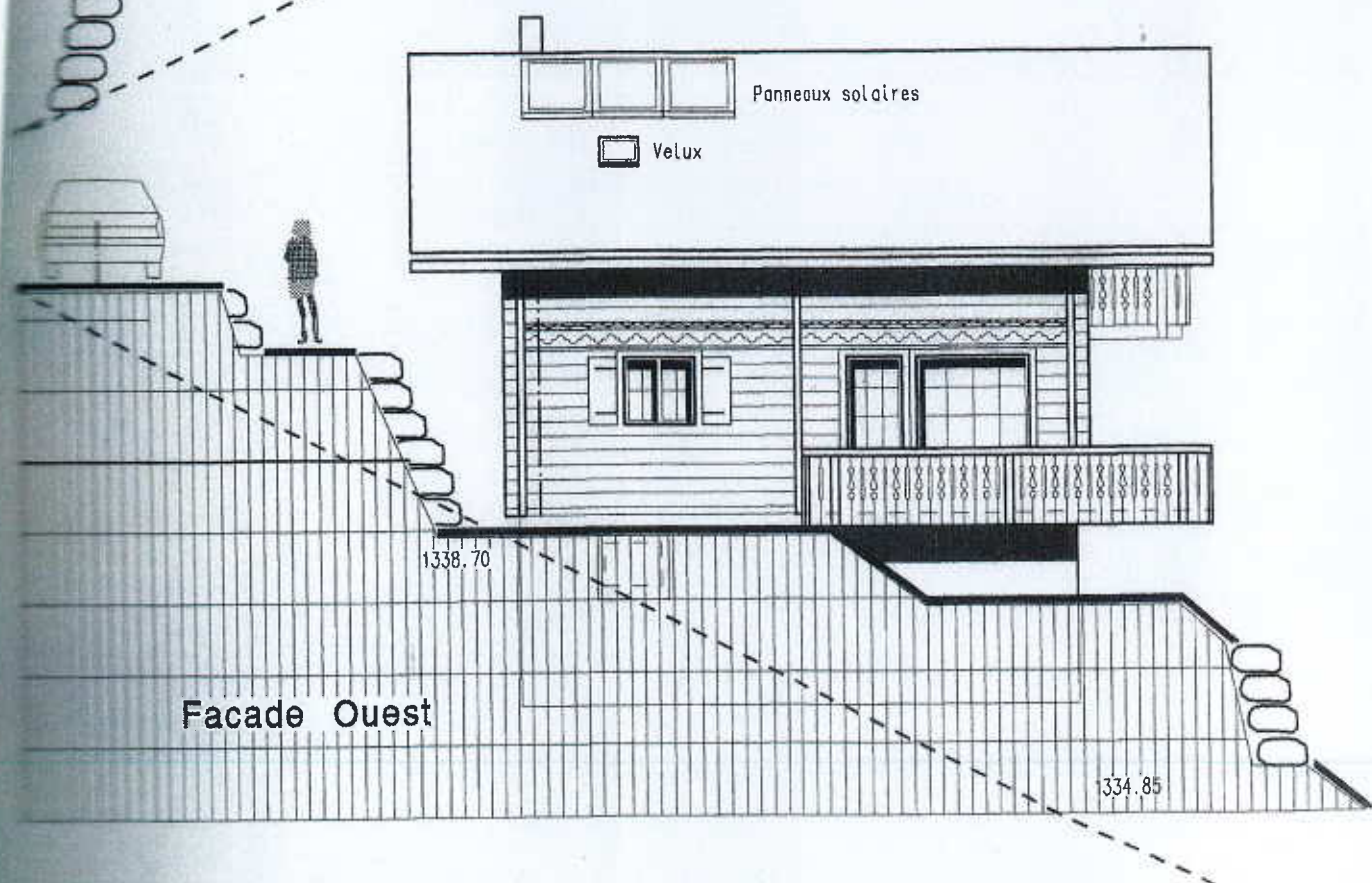
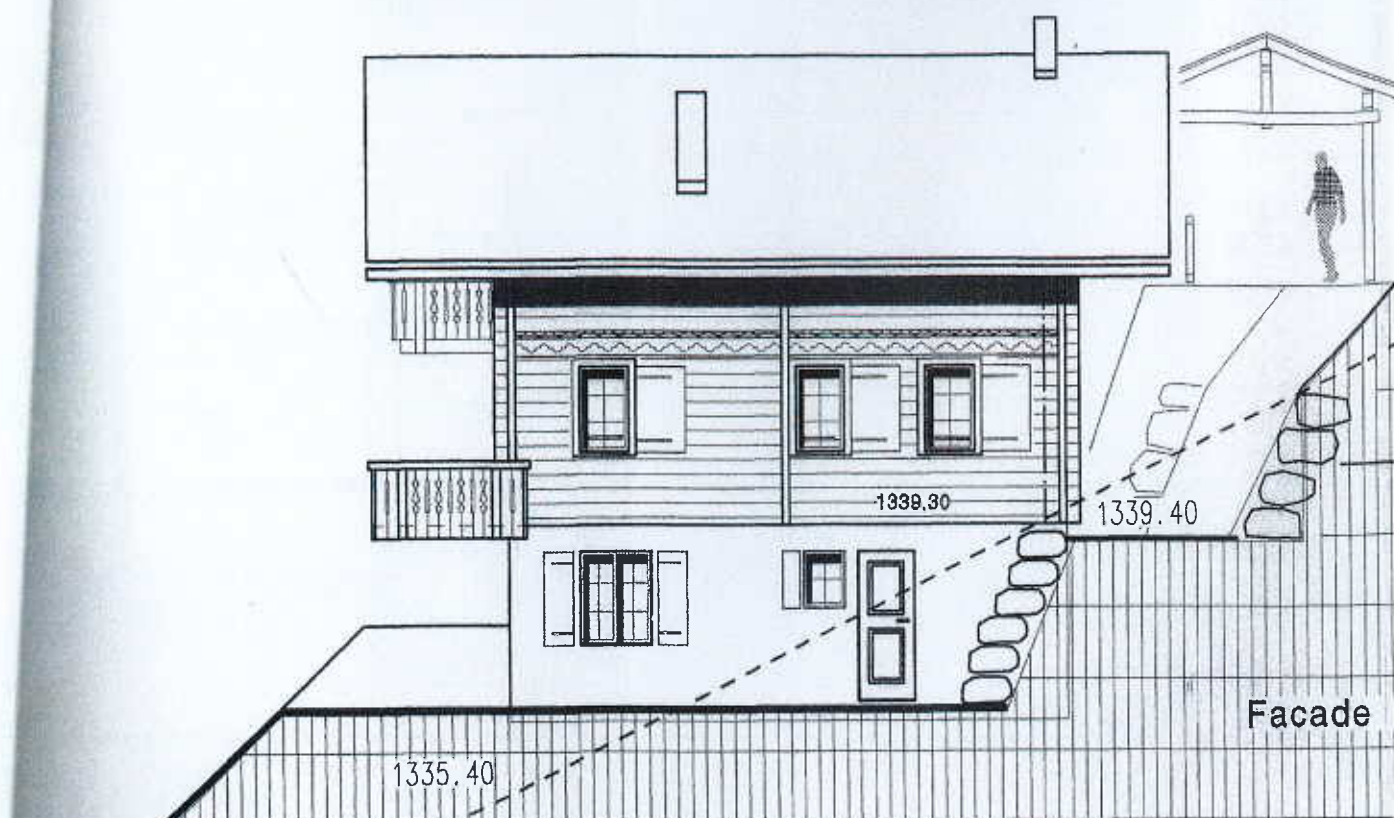


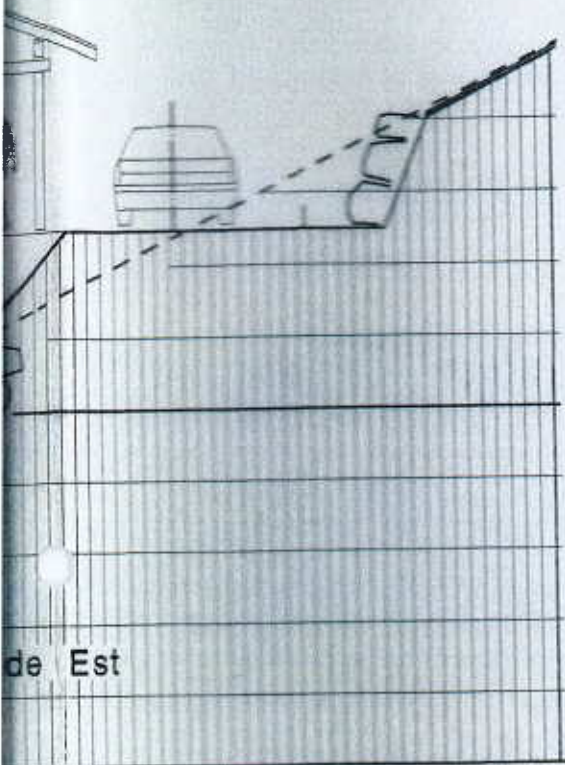


*L. Wörster*

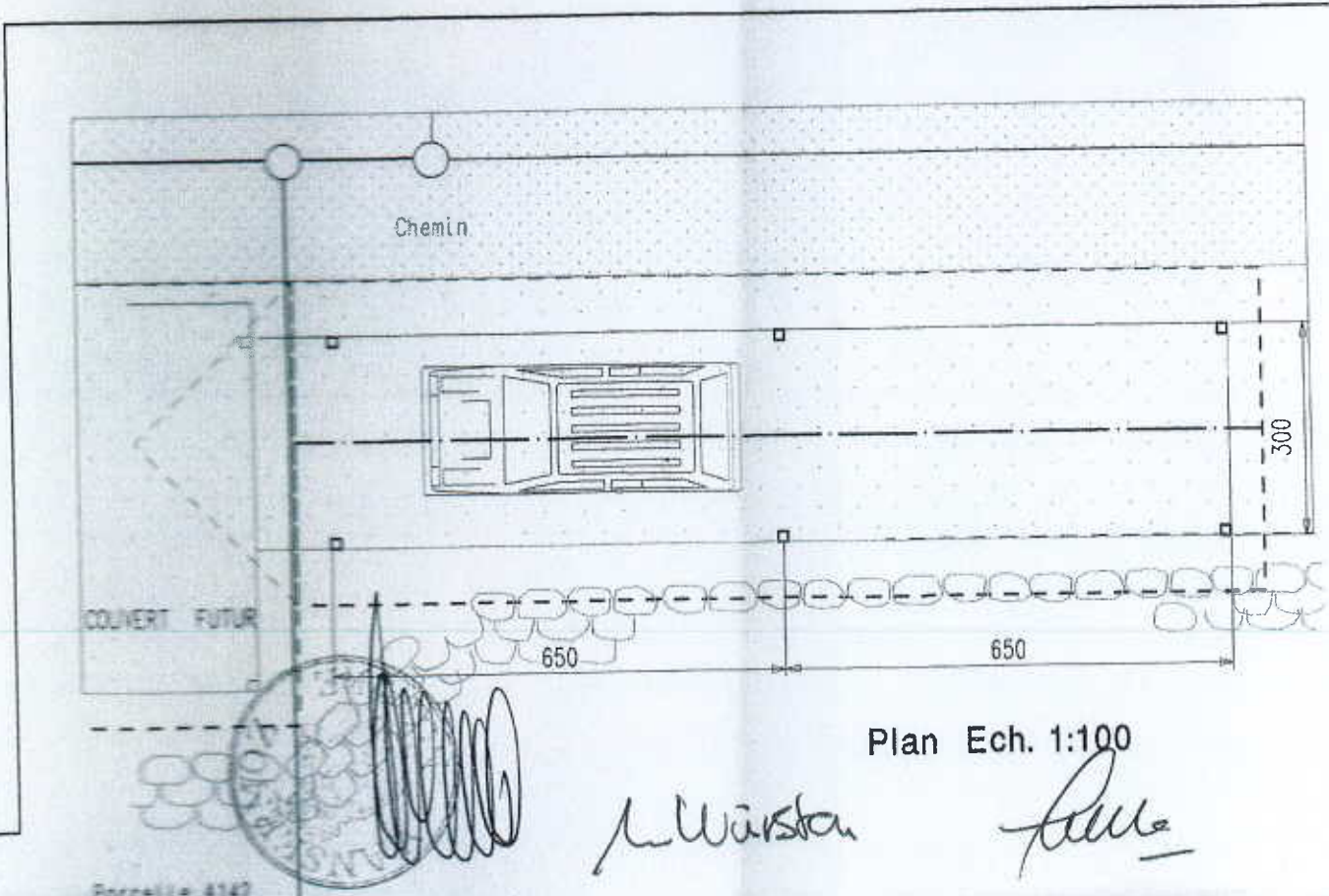
*Leur*







de Est



Chemin

COUVERT FUTUR

650

650

300

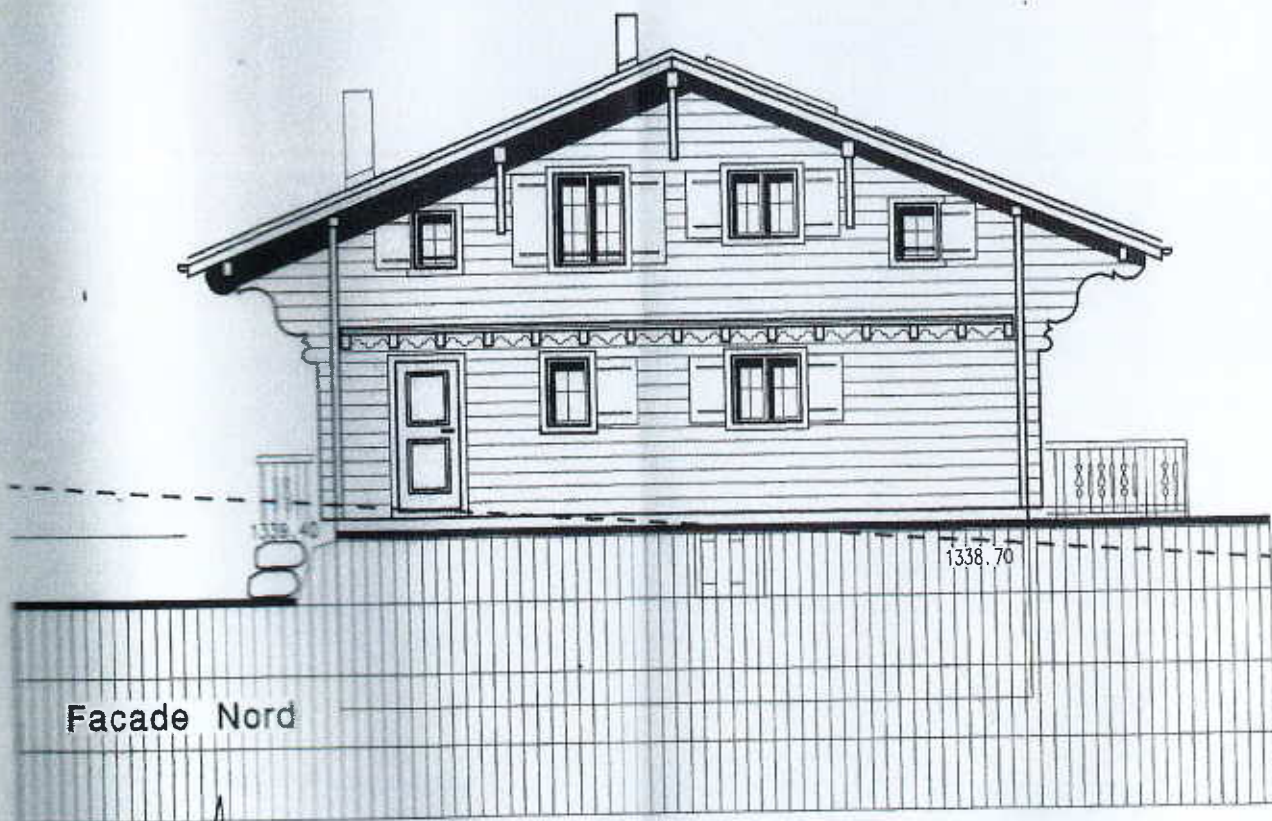
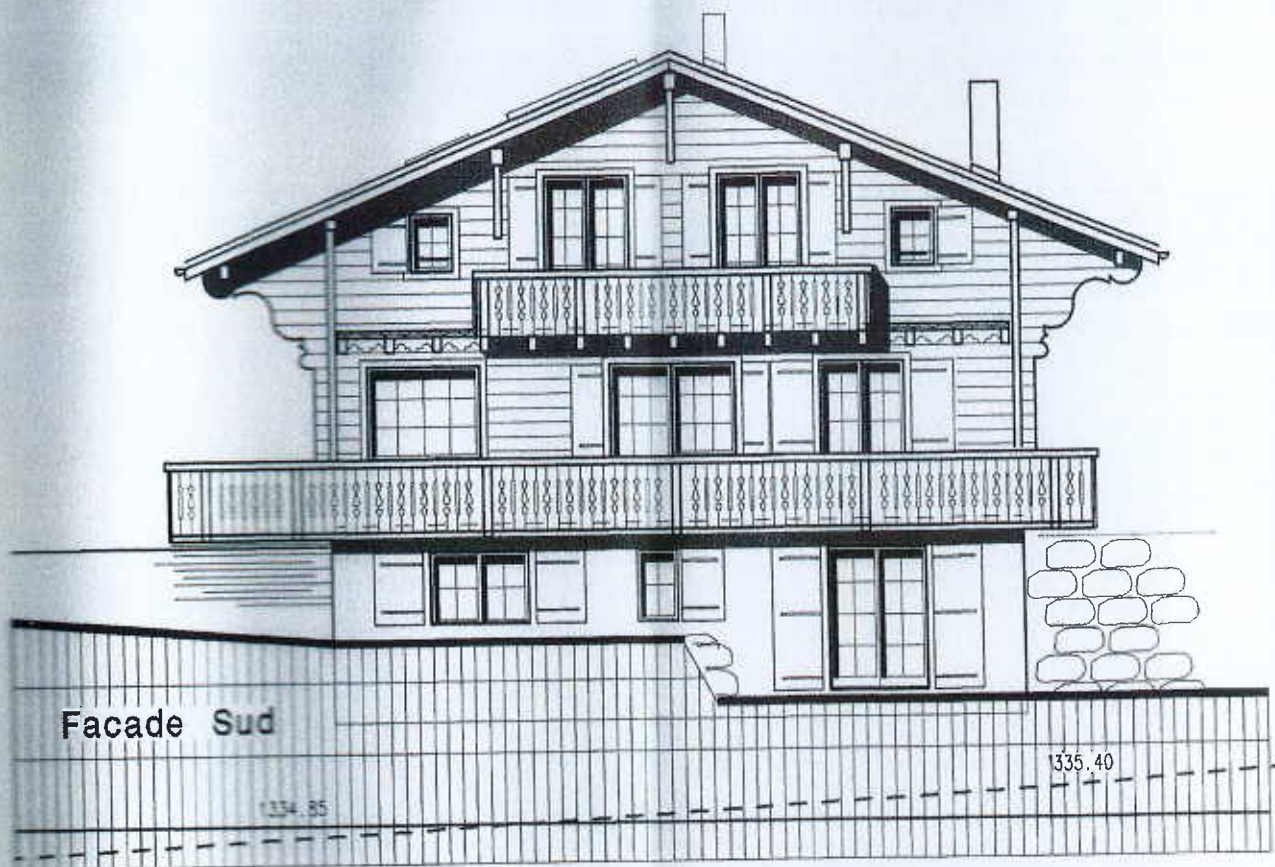
Plan Ech. 1:100

M. Wörster

Pelle

Porcelle 4142





*[Handwritten signature]*

*L. Wüster*