



BUILDING PERMIT OBTAINED – SINGLE VILLA – PANORAMIC VIEW

ch des Salines | 1860 Aigle | Reference : 5528905

CHF 1,395,000.-



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BUILDING PERMIT OBTAINED – SINGLE VILLA – PANORAMIC VIEW

CH-1860 Aigle | ch des Salines | **CHF 1,395,000.-**



The commune of Aigle is in the Chablais Vaudois, between the Alps and Lake Geneva, a charming town of about 10,000 inhabitants.

Aigle is 12 kms from Villeneuve and 4 kms from Ollon, from Aigle you can also converge to 9 different ski stations.

We offer for sale this future magnificent villa on plan, on a splendid plot of 646 m² located on the edge of an agricultural zone, which will allow you to have a magnificent view and total sunshine and a very beautiful view of the Dents du Midi!

The train station is 800 meters away, the school bus stop is 260 meters away, the indoor swimming pool is 300 meters away, the primary and secondary school are on chemin des Planchettes, 4 minutes away by car and 14 minutes away on foot.

In addition, the shops are very close by, by car:

Migros 5 min away
Lidl at 2 min
The Coop at 2 min
Aigle train station at 3 min

The villa will have a covered garage as well as an outdoor parking space, these are included in the price.

CHARACTERISTICS

Reference: **5528905**

Type: **Single family house**

Availability: **Spring 2028**

Rooms: **6.5**

Bedrooms: **5**

Bathrooms: **2**

Living area: **214 m²**

Ground surface: **646 m²**

Year of construction: **2026**

Parking spaces: **Yes, obligatory**

Heating type: **Air to water heat pump**

Domestic water heating system: **Solar**

Heating installation: **Floor**



The interior plans can be modified if you wish, our architect will accompany you and 3 hours are offered to you!

Optionally, you could, for example:

- add a full basement
- build a pergola
- build a swimming pool

Interior Description:

Next to the garage and the entrance door and separated from the “living” part a large cellar of approx. 8.60 and the technical room of 8.20.

Large entrance hall with a wall cupboard and a guest toilet.

Then, a magnificent living room of 43.9 m² shared between the living room and the dining room which will be very bright thanks to the bay windows, allowing access to the terrace and your garden. In addition, the open kitchen of approx. 12 m² which will be perfectly fitted out according to your choices, open, spacious and modern, with a central island where you can share convivial moments with your family and cook facing this magnificent view. It will have its own access to the garden on the east side facing the Dents du Midi.

The view of the mountains that will be offered to you in these rooms will be spectacular, these are the last villas on this magnificent plot on the edge of non-buildable land.

Under the stairs, leading to the 1st floor, there will be a small room.

On the upper floor, we have planned 5 bedrooms including the master bedroom of 16.6 m², plus its shower room and dressing room, a superb bedroom of 19 m² which could be a playroom, an office or bedroom, at your convenience and 3 other bedrooms.

On this floor you will find a second bathroom.

The ceiling height on the first floor of 4.39 will be really beautiful and the ground floor of 2.62 is also very pleasant.

Contact Silvia Granado at 078 638 52 24 and ask for a visit or any questions you may have, we will be happy to answer them.

Are you only free on Saturdays to make the visits? No problem, we'll be there!

Would you like to know the current real market price of your house or apartment?

Contact us, we have been accompanying you for 23 years, so don't hesitate!

ENERGY EFFICIENCY (CECB)

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.

Evaluation	Envelope	Global	Emissions
A			
B	B	B	
C			
D			
E			
F			
G			

CONTACT FOR VISITING

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Comment : Visite aussi le week end

CHARACTERISTICS

CH-1860 Aigle | ch des Salines | **CHF 1,395,000.-**

CHARACTERISTICS

Availability	Spring 2028	Heating installation	Floor
Type	Single family house	Domestic water heating system	Solar
Reference	5528905	Condition of the property	New
Rooms	6.5	Standing	Standard
Bedrooms	5	Living area	214 m²
Bathrooms	2	Ground surface	646 m²
Year of construction	2026	Parking spaces	Yes, obligatory
Energetic efficiency	B	Interior parking	1
Building envelope	B	Exterior parking	1
Heating type	Air to water heat pump		

CONVENIENCES

NEIGHBOURHOOD

- | | | |
|-------------------|-------------------------|------------------------|
| - Villa area | - Pharmacy | - Ski resort |
| - Green | - Railway station | - Indoor swimming pool |
| - Mountains | - Bus stop | - Hiking trails |
| - Shops/Stores | - Highway entrance/exit | - Soccer pitch |
| - Shopping street | - Child-friendly | - Water park |
| - Bank | - Playground | - Concert hall |
| - Post office | - Primary school | - Hospital / Clinic |
| - Restaurant(s) | - Secondary school | - Doctor |

OUTSIDE CONVENIENCES

- | | | |
|---------------------------|------------|-------------------------|
| - Terrace/s | - Greenery | - Garage |
| - Garden | - Fence | - Built on even grounds |
| - Exclusive use of garden | - Parking | - Ground level access |
| - Quiet | | |

INSIDE CONVENIENCES

- Garage
- Visitor parking space(s)
- Open kitchen
- Separated lavatory
- Guests lavatory
- Heating Access
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Mezzanine
- With character
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Washing machine
- Dryer
- Connections for washing tower
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Photovoltaic panels
- Thermal solar collector system
- Internet connection
- Controlled ventilation
- full finishing

FLOOR

- At your discretion
- Parquet floor

CONDITION

- New
- To build
- under construction

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Panoramic
- With an open outlook
- Mountains
- Alps

STYLE

- Modern
- Character house



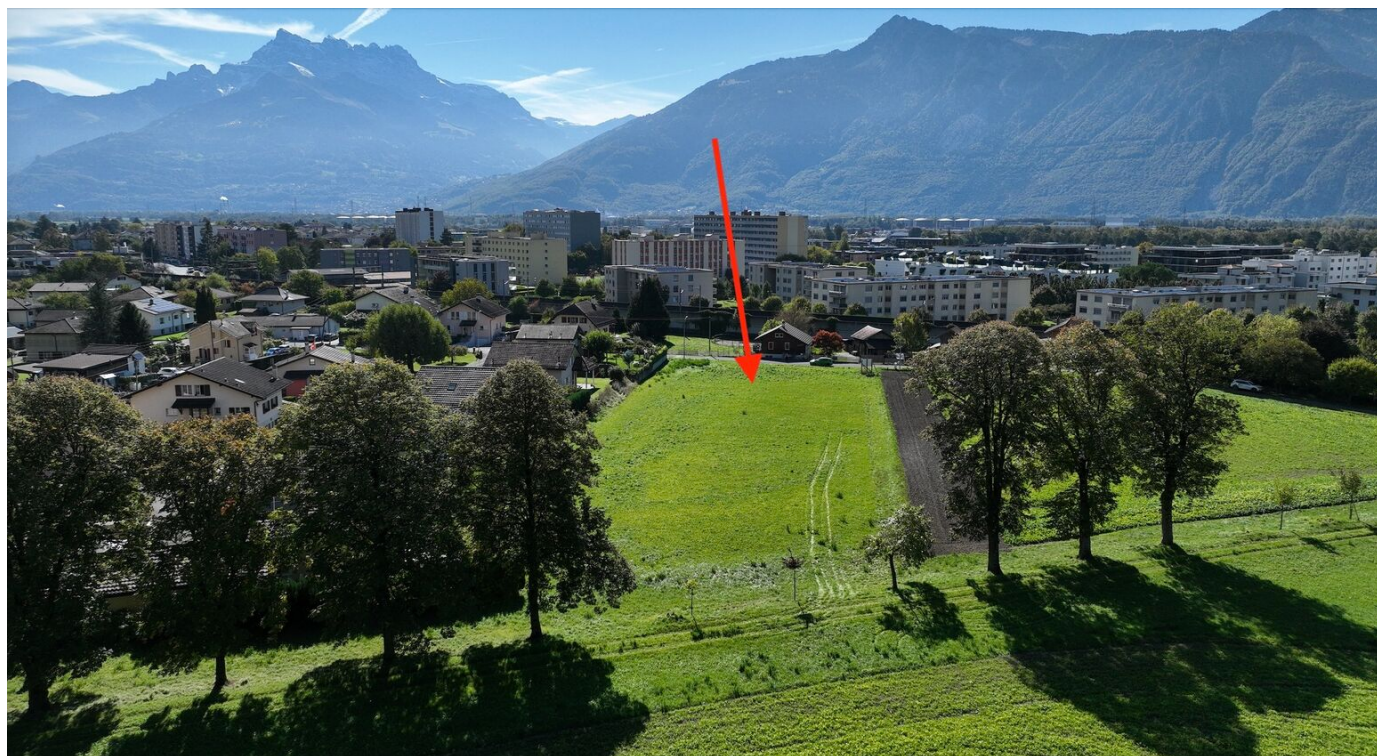
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EXTERIOR VIEW





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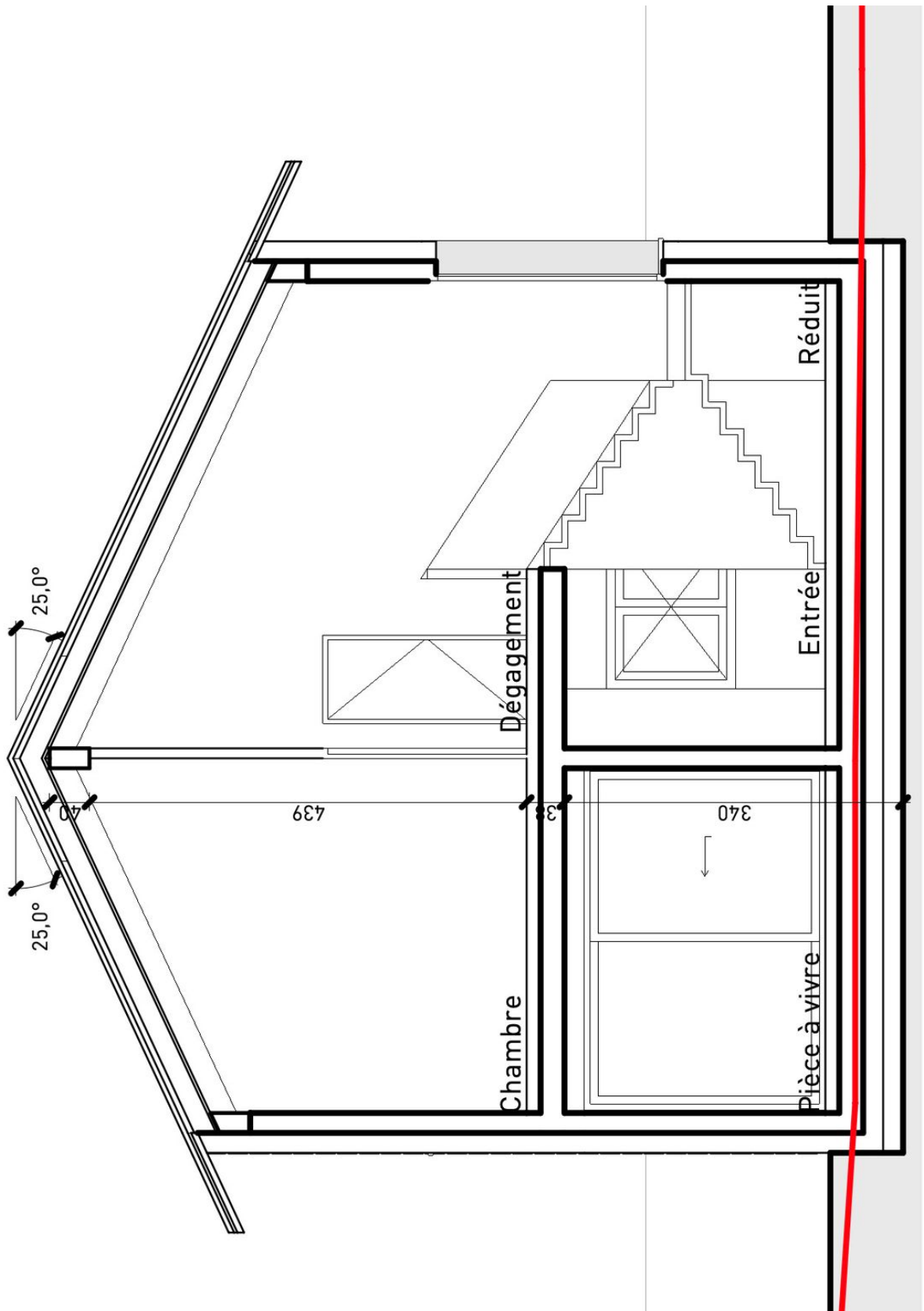


INTERIOR VIEW





PLAN



hauteur



Parcelle 4010
Plan RF N° 4
Coordonnées moyennes :
2°53'070 / 1°13'360
Mensuration numérique
Format A3



Lausanne, le 4 octobre 2023

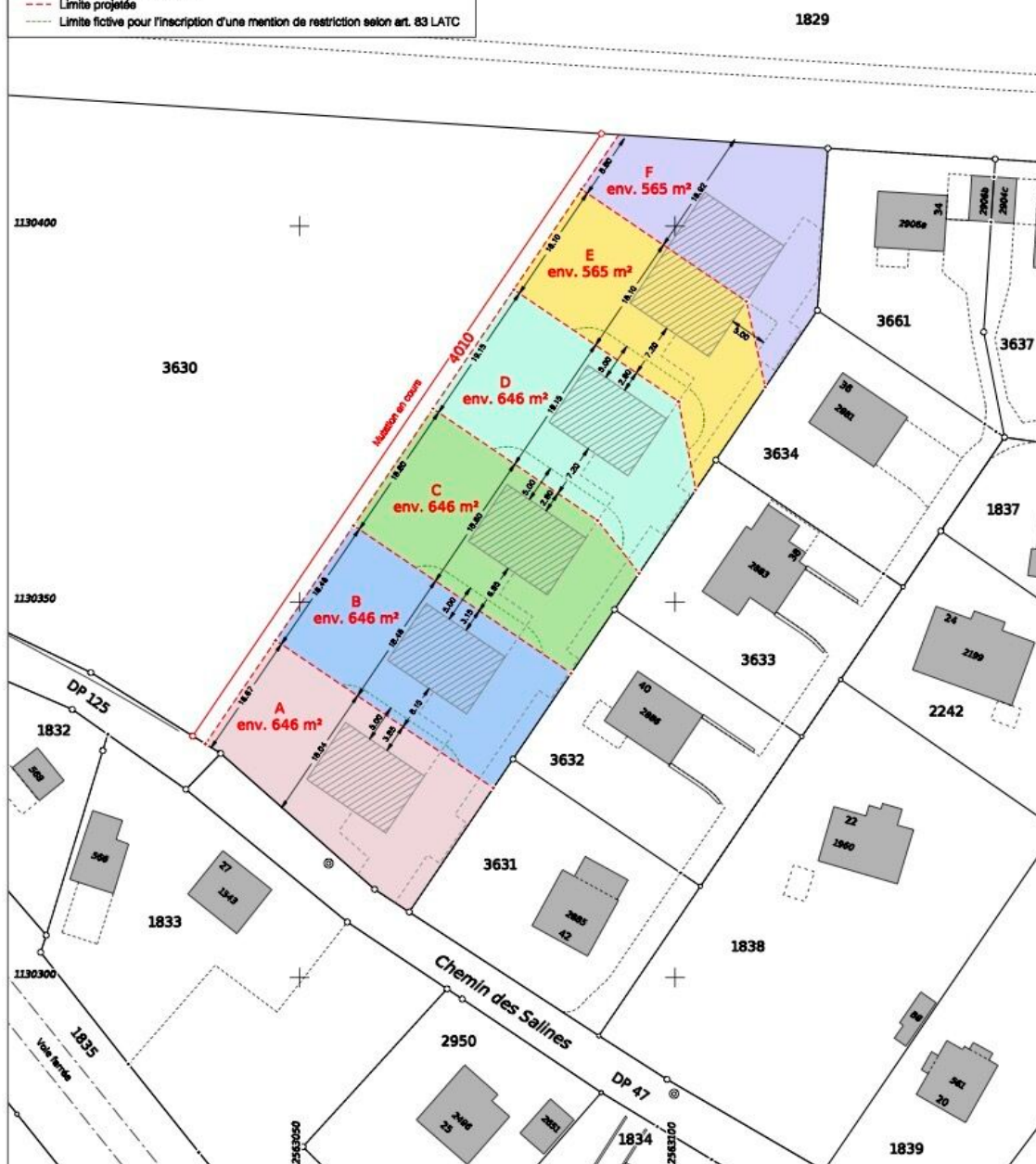
Eduardo RODRIGUES
Ingénieur géomètre breveté



Géodonnées © Etat de Vaud
N° dossier: 6776-300
dess.: JBO / ctrl: ERO

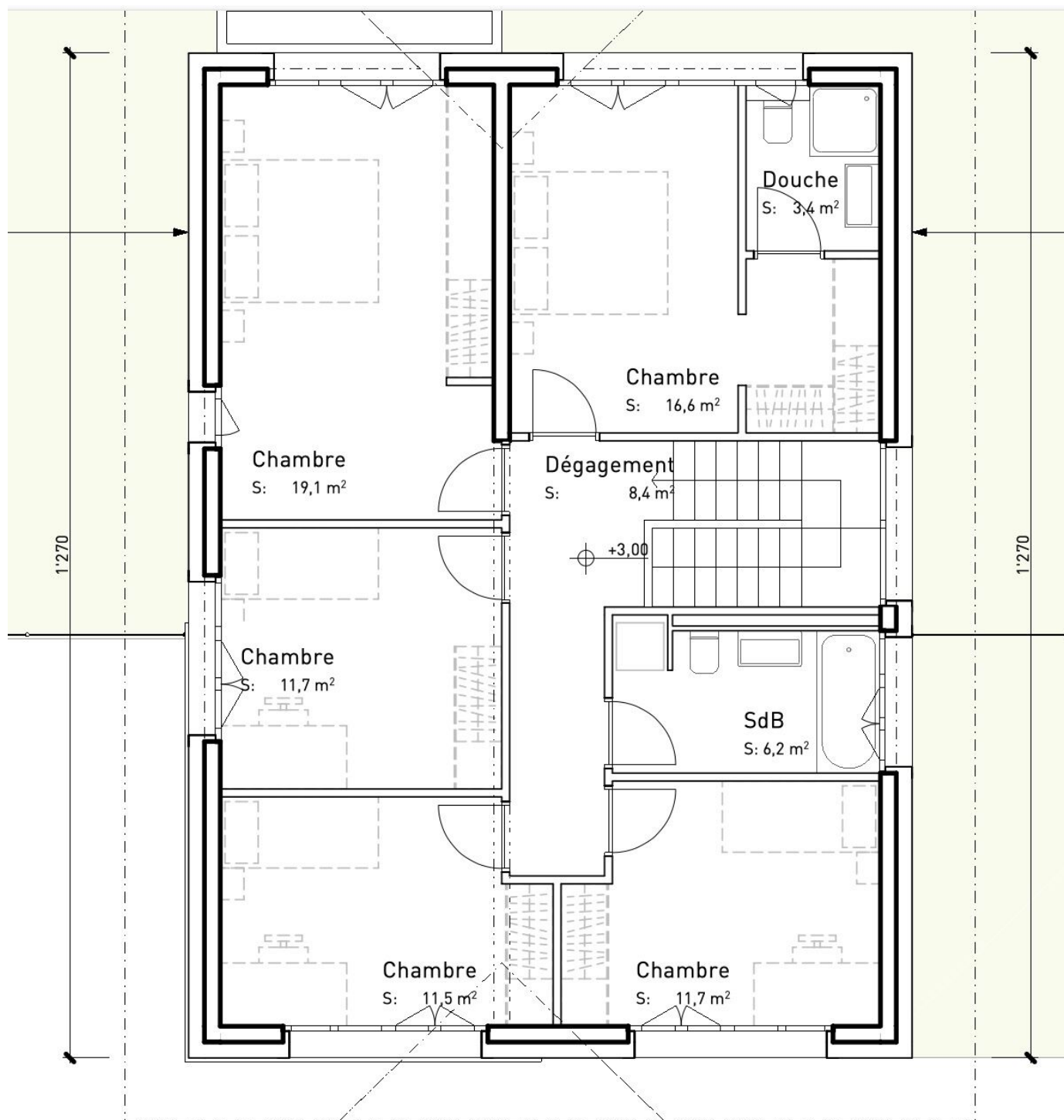
Légende:

- Limite de mutation en cours
- - - Limite projetée
- - - - Limite fictive pour l'inscription d'une mention de restriction selon art. 83 LATC





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1er étage



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