



LIVE IN PEACE AND QUIET IN PACCOTS!

1619 Les Paccots | Reference : 5969973

CHF 1,300,000.-



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LIVE IN PEACE AND QUIET IN PACCOTS!

CH-1619 Les Paccots | **CHF 1,300,000.-**



Nestled in a peaceful environment, this charming detached villa enjoys absolute calm as well as stunning views of the surroundings.

Ideally located in Paccots, just a few minutes walk from the center of the resort, the property benefits from quick access to local amenities, grocery store with postal service, restaurants and shops, at about 700 meters.

This very popular station for its natural setting offers a privileged living environment between nature and accessibility, 10 minutes from Châtel-St-Denis, 15 minutes from Vevey and 30 minutes from Lausanne.

Les Paccots offer a resort center with:

- Mountain restaurants and snack bars
- Sports shops and ski rentals
- Year-round activities (hiking, skiing, snowshoeing, mountain biking)
- Tourist office
- Family recreational spaces

Public transport Main bus line TPF 492 connecting Paccots to Châtel-st-Denis.

Spread over three levels, the property consists of two separate apartments but they are accessible by a central staircase and could therefore be a single house.

The main apartment, with a surface area of around 126 m², offers a generous and bright living space. It includes three bedrooms, two modern bathrooms

CHARACTERISTICS

Reference: **5969973**

Type: **Single family house**

Availability: **01.08.2026**

Rooms: **6.5**

Bedrooms: **5**

Bathrooms: **3**

Living area: **171 m²**

Ground surface: **598 m²**

Charges: **CHF 1,200.- (Individual)**

Year of construction: **1960**

Latest renovations: **2021**

Parking spaces: **Yes, obligatory**

Heating type: **Pellets**

Domestic water heating system: **Pellets**

Heating installation: **Radiator**



with windows, as well as a spacious living room bathed in natural light.

This opens onto a beautiful south-facing terrace, ideal for outdoor dining while enjoying an exceptional view. A cozy dining room completes this space. The closed kitchen is fully equipped, modern with a splendid view of the mountains.

On the lower ground floor there is a second apartment currently operated as a short-term rental (Airbnb type). It consists of two bedrooms, a recent shower room, a kitchenette and a living room with direct access to the terrace and garden.

In 2025, this apartment generated a revenue of CHF 28,000.- for 280 overnight stays. It also has its own terrace with a very nice view.

A rare asset: the villa's water supply comes directly from a source located on the plot.

The pellet heating system, which was replaced in 2021, ensures particularly low energy costs. The annual heating and electricity costs amount to only CHF 1,200, or about CHF 100 per month.

As for parking, the property has a double garage as well as three outdoor parking spaces.

Availability: August 2026.

A visit is a must! We are at your disposal, including on Saturdays.

Contact us at 078 638 52 24 and ask Silvia Granado sg@les-vues.ch

Do you need to value your apartment, house or land?

We have been here for you for 23 years, don't hesitate!

CONTACT FOR VISITING

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CHARACTERISTICS

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CHARACTERISTICS

Availability	01.08.2026	Heating installation	Radiator
Type	Single family house	Domestic water heating system	Pellets
Reference	5969973	Condition of the property	Very good
Rooms	6.5	Standing	Standard
Bedrooms	5	Living area	171 m²
Bathrooms	3	Ground surface	598 m²
Charges	CHF 1,200.- (Individual)	Parking spaces	Yes, obligatory
Year of construction	1960	Interior parking	2
Latest renovations	2021	Exterior parking	3
Heating type	Pellets		

CONVENIENCES

NEIGHBOURHOOD

- Green
- Mountains
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Ski piste
- Ski resort
- Ski lift
- Cross-country ski trail
- Hiking trails
- Ice rink

OUTSIDE CONVENIENCES

- Balcony/ies
- Garden
- Exclusive use of garden
- Greenery
- Fence
- Annex
- Parking
- Garage

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Separated lavatory
- Built-in closet
- Heating Access
- Double glazing
- Triple glazing
- Bright/sunny
- With front and rear view
- Natural light
- Traditional solid construction



EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Unobstructed
- Panoramic
- Garden
- Mountains



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EXTERIOR VIEW





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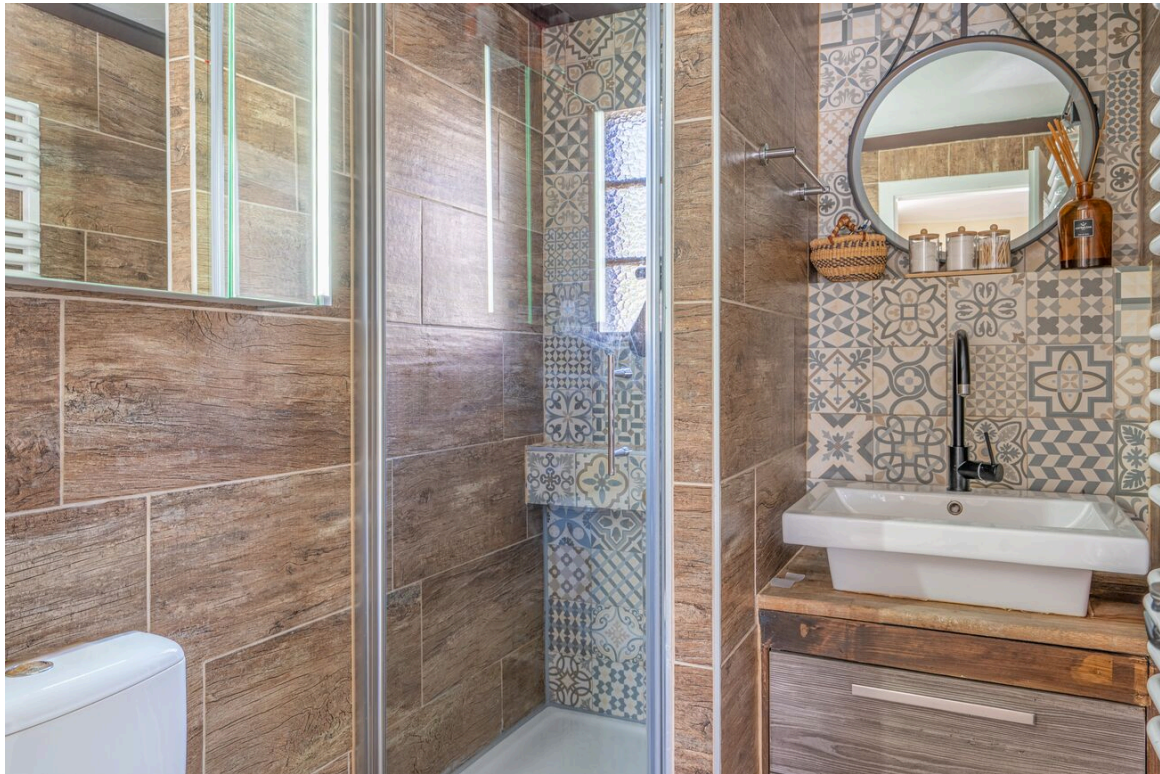
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INTERIOR VIEW





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