

NYON



SUPERB SEMI-DETACHED VILLA WITH GARDEN AND TERRACE

CHF 2'390'000.-

Price of parking place(s) in addition



6.5



4



160 m²

n° ref. **045363**



Switzerland | Sotheby's International Realty
Rue de Rive 26, 1260 Nyon

Denis Veyrenche
+41 76 842 42 58
denis.veyrenche@swsir.ch



SITUATION AND DESCRIPTION

Nyon, recent contemporary villa with garden and generous volumes.

Located in a quiet, sought-after residential area of Nyon, this contemporary semi-detached villa, built in 2023, offers a modern, functional and bright living environment. Thoughtfully designed to meet the demands of comfortable family life, it captivates with the quality of its fittings, its well-defined spaces and its very good energy performance.

The house is built on a plot of around 400 sq.m. and develops almost 225 sq.m. of floor space, spread over three levels.

SPACE DISTRIBUTION:

Ground floor:

- Entrance hall with built-in wall cabinets
- Open, fully equipped contemporary kitchen with central island
- Living area, dining room
- Large picture windows offering direct access to the terrace and private garden
- Bedroom
- Shower room with WC and washbasin, in modern style

Floor:

- Central layout ensuring smooth circulation
- Two bright, well-proportioned bedrooms
- Family bathroom with bath, shower, WC and washbasin
- Parent suite comprising:

- spacious bedroom
- furnished dressing room
- en-suite bathroom with shower, bath WC and washbasin
- Access to attic, ideal for storage

Basement:

- Independent utility room
- Technical room
- Renovation under staircase
- Cellar
- Two multi-purpose rooms:
- Office / telecommuting
- Games room (games ,sports cinema of your choice)

The property's

- Recent construction (2023)
- Modern, functional layout
- Luminous spaces
- Private garden and terrace
- Numerous layout possibilities
- Ideal for a family

SURFACES

Living area	160 m ²
Surface of parcel	400 m ²
Terrace surface	32 m ²
Underground surface	60 m ²
Useful surface	225 m ²
Volume	729 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	3
Year of construction	2023
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Total nb. of parkings	3 included
Energy efficiency	A
Building envelope	B
Parking places	Yes, obligatory

DISTANCES

Public transports	116 m
Primary school	529 m
Stores	565 m
Restaurants	274 m

NEIGHBOURHOOD

- Villa area
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus station
- Preschool
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden

INSIDE CONVENIENCES

- Open kitchen
- Cellar
- Garret
- Unfurnished
- Triple glazing
- Natural light
- Traditional solid construction

EQUIPMENT

- Fitted kitchen

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- West

EXPOSURE

- Good

STYLE

- Modern

STANDARD

- Minergie®

FINANCIAL DATA**Price****CHF 2'390'000.-****Availability**

To be discussed

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