

LA RIPPE



Elegant duplex with generous volumes,
surrounded by nature

CHF 1'750'000.-



4.5



3



200 m²

n° ref. **035880d**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

In the middle of the fields, in a rural setting, 5 minutes from the Nyon or Coppet motorways, 16 minutes from Geneva international airport and 35 minutes from Lausanne, the commune of La Rippe offers a relaxing and healthy quality of life. Located at the entrance to the village, in a lush green setting, this charming duplex apartment on the second floor of a small condominium of just 8 apartments will win you over!

Built in 1992 with quality materials and completely renovated in 2012, this duplex apartment of around 200 m² offers many advantages, including three bedrooms, large, functional living areas, plenty of natural light thanks to its many balconies with different exposures, and a designer staircase that is the centerpiece of this apartment.

On the first floor, you'll find the living areas as well as a bedroom and separate kitchen, while on the second

floor you'll find the sleeping area with its two large en suite bedrooms.

Two indoor and outdoor parking spaces and a cellar and ski room complete this property.

This apartment has real assets and will appeal to people wishing to live in the heart of greenery in a peaceful and quiet setting without being too far from amenities. Don't hesitate to come and visit!

SURFACES

Living area	200 m ²
Balcony Surface	35 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of balcony	4
Location floor	1st floor/2nd floor

ANNEXES

- 1 indoor parking space
- 1 outdoor parking space
- Cellar
- 2nd shared cellar for bikes, skis and storage

DISTANCES

Public transports	136 m
Primary school	1602 m
Stores	3048 m
Restaurants	1315 m

DISTRIBUTION**Ground floor**

- Entrance
- Modern designer staircase
- Bedroom used as dressing room and office space with balcony
- Large guest WC
- Fully equipped closed kitchen, dining area with balcony and country views
- Large open-plan living room with office space, dining area, large balcony with unobstructed views

1st floor

- Distribution hall
- Large bedroom with dressing room and en suite bathroom with laundry room, balcony
- Large bedroom with dressing room and en suite bathroom with laundry room, balcony



REMARKS

The apartment is in very good condition and was completely renovated around 10 years ago at a cost of around CHF 70,000.

The modern staircase, which is a work of art, is the centerpiece of this apartment

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INFORMATION

Year of construction	1992
Number of flats	8
Year of restoration	2013

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Nursery
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Underground car park
- Guests lavatory
- Cellar
- Bicycle storage
- With front and rear view
- With character

EQUIPMENT

- Oven
- Fridge
- Freezer

- Dishwasher
- Private laundry
- Bath

FLOOR

- Tiles
- Parquet floor
- Cast floor

CONDITION

- Very good

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Mountains
- Alps
- Jura

FINANCIAL DATA

Price

CHF 1'750'000.-

Availability

To be discussed

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