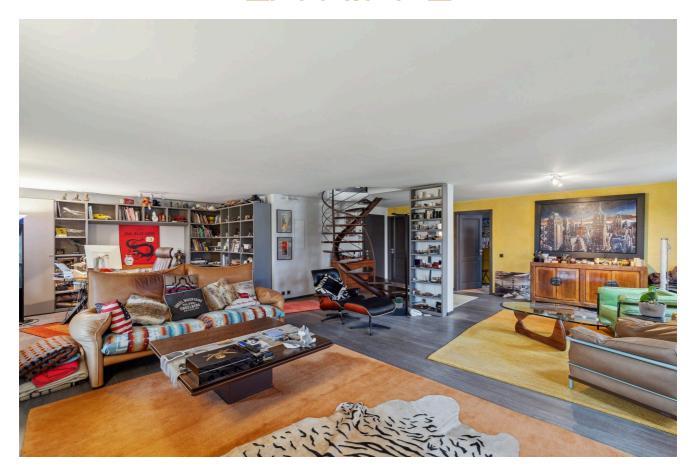
LA RIPPE



Elegant duplex with generous volumes, surrounded by nature

CHF 1'750'000.-







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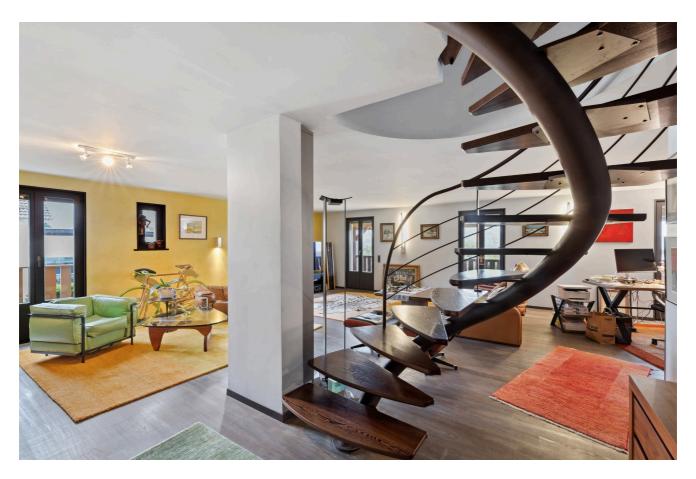


Switzerland | Sotheby's International Realty

Rue de Rive 26, 1260 Nyon

Silvia Mueller +41799629840 silvia.mueller@swsir.ch

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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!

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SURFACES

Living area	200 m²
Balcony Surface	35 m²

CARACTERISTICS

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

136 m
1602 m
3048 m
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

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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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1992

2013

8

INFORMATION

Year of construction Number of flats Year of restoration

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 Availability CHF 1'750'000.-

To be discussed

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