

BEGNINS



Majestic castle with panoramic views on the
lake, near Nyon

Price upon request



15

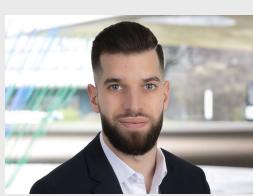


7



2000 m²

n° ref. **034700**



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SITUATION AND DESCRIPTION

The majestic Château du Martheray is erected on the heights of Begnins and overlooks Lake Geneva and the Alps, facing Mont-Blanc.

Built in the 15th century, it was enlarged during the 19th century, and completely restored according to the rules of the art in 2015. A meticulous work that has made it possible to offer this castle of more than 2000 m² of living space modern comfort while preserving the original classicism of its building. The architectural ensemble is splendid and the main building and its annexes provide a unique volume.

A beautiful driveway lined with centuries-old trees leads to an interior courtyard and provides access to the chateau as well as an outbuilding converted into staff accommodation. The main building offers majestic reception rooms, as well as 7 bedrooms all en suite.

The ground floor gives access to a remarkable air-conditioned wine cellar offering the possibility of welcoming guests for unforgettable tastings. Next comes a sublime winter garden, a living room, an office, a tack room, a spacious summer kitchen and guest toilets.

The first floor includes three magnificent adjoining lounges enjoying a panoramic view of the lake, a majestic dining room, a La Cornue kitchen with authentic charm, an office, as well as guest toilets.

The tower serves a guest bedroom and an en-suite bathroom.

The second floor, dedicated to the sleeping area, offers a sublime master suite with lake view, dressing room and bathroom, as well as two additional

bedrooms with dressing room and en-suite bathroom, one of which has a living room. A fitness area with dressing room and bathroom, a staff bedroom, a kitchenette and a laundry room complete this floor.

The attic offers a large space which can be used as a reception room, as well as a bedroom with kitchenette and shower room.

A magnificent park of almost 1 hectare culminates facing Mont-Blanc and gives the property great privacy and a wonderful view of the lake and the mountains.

It is undeniably one of the most majestic domains on the coast.

SURFACES

Living area	2000 m ²
Surface of parcel	9978 m ²
Volume	8694 cbm

CARACTERISTICS

Number of flats	2
Number of rooms	15
Number of bedrooms	7
Number of bathrooms	7
Year of construction	1600
Year of restoration	2015
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator

ANNEXES

- An outbuilding converted into staff accommodation

DISTANCES

Public transports	220 m
Primary school	165 m
Stores	100 m
Restaurants	120 m

DISTRIBUTION

Ground floor

- A magnificent air-conditioned wine cellar
- A winter garden
- A cave
- A saddlery
- A living room
- A desk
- A summer kitchen
- A visitor toilet

1st floor

- 3 adjoining lounges with panoramic views of the lake
- A majestic dining room
- A "La Cornue" kitchen
- A desk
- A visitor toilet
- The tower serves a guest bedroom and an en-suite bathroom

2nd floor

- A master bedroom with dressing room and bathroom
- Two bedrooms with dressing room and en-suite bathroom, one of which has a living room
- A fitness area with dressing room and bathroom
- A bedroom for staff
- A Kitchenette
- Laundry

Under the roof

- A large open space that can be converted and can be used for receptions
- A bedroom with kitchenette
- A bathroom
- A technical room



LOCATION

Center of the village of Begnins: 50 m
Motorway access: 3 km
Geneva airport: 29 km
Nyon: 10 km
Le Rosey Institute: 10 km
La Côte International School: 14 km
Imperial Estate Golf Club: 6 km

OUTSIDE CONVENIENCES

- Covered for 4 cars and 3 outdoor spaces
- Magnificent park of almost 1 hectare
- Several species of trees and flowers
- A main terrace
- An interior courtyard
- An electric gate
- A fountain

NEIGHBOURHOOD

- Village
- Green
- Park
- Mountains
- Lake
- Vineyard
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- International schools
- Near a golf course
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Greenery
- Annex
- Parking
- Carport

INSIDE CONVENIENCES

- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar

- Garret
- Sauna
- Fitness room
- Built-in closet
- Water softener
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Kitchenette
- Bath
- Shower
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- Very good

ORIENTATION

- South
- East
- West

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Garden
- Park
- Mountains
- Alps

STYLE

- Character house



