

# ROLLE



**OFF-MARKET**

An exceptional château in the heart of the  
Vaud vineyards

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**Price upon request**

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## SITUATION AND DESCRIPTION

### An exceptional estate in the heart of the Vaud vineyards

Dominating the gently sloping vineyards of the coast, halfway between Lausanne and Geneva, the Château unfurls its elegant 19th-century architecture in a park of around one hectare, facing a spectacular panorama of Lake Geneva and the Alps.

Loaded with history - its winegrowing origins date back to the year 1000 - this estate has spanned the centuries, inhabited by illustrious families who have shaped its noble and timeless character. Today, it remains a rare and lively place: an inhabitable, authentic château, imbued with soul, sheltered from view and tumult.

Located in the heart of La Côte, in a charming village between Rolle and Nyon, the environment offers a perfect balance between residential serenity and immediate proximity to amenities. Geneva and Lausanne are within easy reach, Geneva international airport is 30 minutes away, and the prestigious "Le Rosey" school is just a few kilometers away.

### A unique atmosphere from the moment you enter

As soon as you cross the threshold, the charm takes hold. A vast reception room with molded ceilings and a monumental fireplace welcomes visitors in a hushed, elegant atmosphere.

The reception rooms, bathed in light thanks to their south-facing aspect, all offer breathtaking views of the lake and mountains. The lounges follow one another in perfect harmony, blending antique parquet flooring, delicate woodwork, wall-mounted bookcases and period earthenware stoves.

The dining room evokes the grand family homes of yesteryear. The kitchen, enclosed and fully equipped, combines contemporary functionality with respect for heritage.

The master suite constitutes a veritable private apartment: two adjoining rooms, full bathroom, separate WC and sauna.

Upstairs, eight additional bedrooms accommodate family and guests in refined comfort. Three bathrooms and a large laundry room complete this level.

The spectacular attic reveals a remarkable exposed

framework, testimony to 19th-century craftsmanship.

### Under the château: an exceptional winegrowing heritage

The ground floor houses a remarkable historic cellar with 16th- and 17th-century barrels, several original vaulted cellars, an authentic Vaud carnotzet and a discreet staff apartment.

### A private park of rare beauty

The château is set in an English-style landscaped park of century-old trees and winding driveways. Two secure gates guarantee perfect privacy.

The estate includes:

- an orange grove
- a traditional vegetable garden
- an inner courtyard
- a pond
- a garden pavilion
- a tennis court
- three natural springs (one of which is a bien plaire)
- automatic watering

A driveway also leads to the Étang Bleu and the Sentier des Châtaignes.

### Two outbuildings

• **House annex:** Living room with fireplace, kitchen, cellar, three bedrooms, bathroom, laundry room.

• **Recent annex:** Garage for 4 vehicles, garden equipment room, vast attic space suitable for conversion.

## SURFACES

Surface of parcel ~ 19172 m<sup>2</sup>

## CARACTERISTICS

Year of construction	1900
Year of restoration	2021
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator, Chimney
Second home	Non authorized
Energy efficiency	F
Building envelope	G
Altitude	480 m
Communal tax	62.48 %

## NEIGHBOURHOOD

- Park
- Green
- Lake
- Vineyard
- River
- Shops/Stores
- Restaurant(s)
- Child-friendly
- Playground
- Preschool
- Primary school
- Secondary school
- College / University
- International schools
- Near a golf course
- Tennis centre
- Hiking trails
- Hospital / Clinic

## OUTSIDE CONVENIENCES

- Terrace/s
- Exclusive use of garden
- Garden
- Heliport
- Bench
- Quiet
- Greenery
- Pond
- Annex
- Gardenhouse
- Barn
- Covered parking space(s)
- Carport

- Visitor parking space(s)

## INSIDE CONVENIENCES

- Without elevator
- Garage
- Visitor parking space(s)
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Workshop
- Sauna
- Fitness room
- Home cinema
- Recreationroom
- Craft room
- Furnished
- Fireplace
- Double glazing
- Bright/sunny
- Natural light
- With character

## EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Wine cooler

## FINANCIAL DATA

### Price

### Availability

### Price upon request

To be discussed

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- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Interphone
- Oversee camera
- Caretaker
- Electric gate

## **FLOOR**

- Tiles
- Antique parquet floor
- Carpet
- Stone

## **ORIENTATION**

- South
- West

## **EXPOSURE**

- Good
- All day

## **VIEW**

- Unobstructed
- Panoramic
- With an open outlook
- Lake
- Garden
- Park
- Alps

## **STYLE**

- Character house

## **MISCELLANEOUS**

- With full-time caretaker job