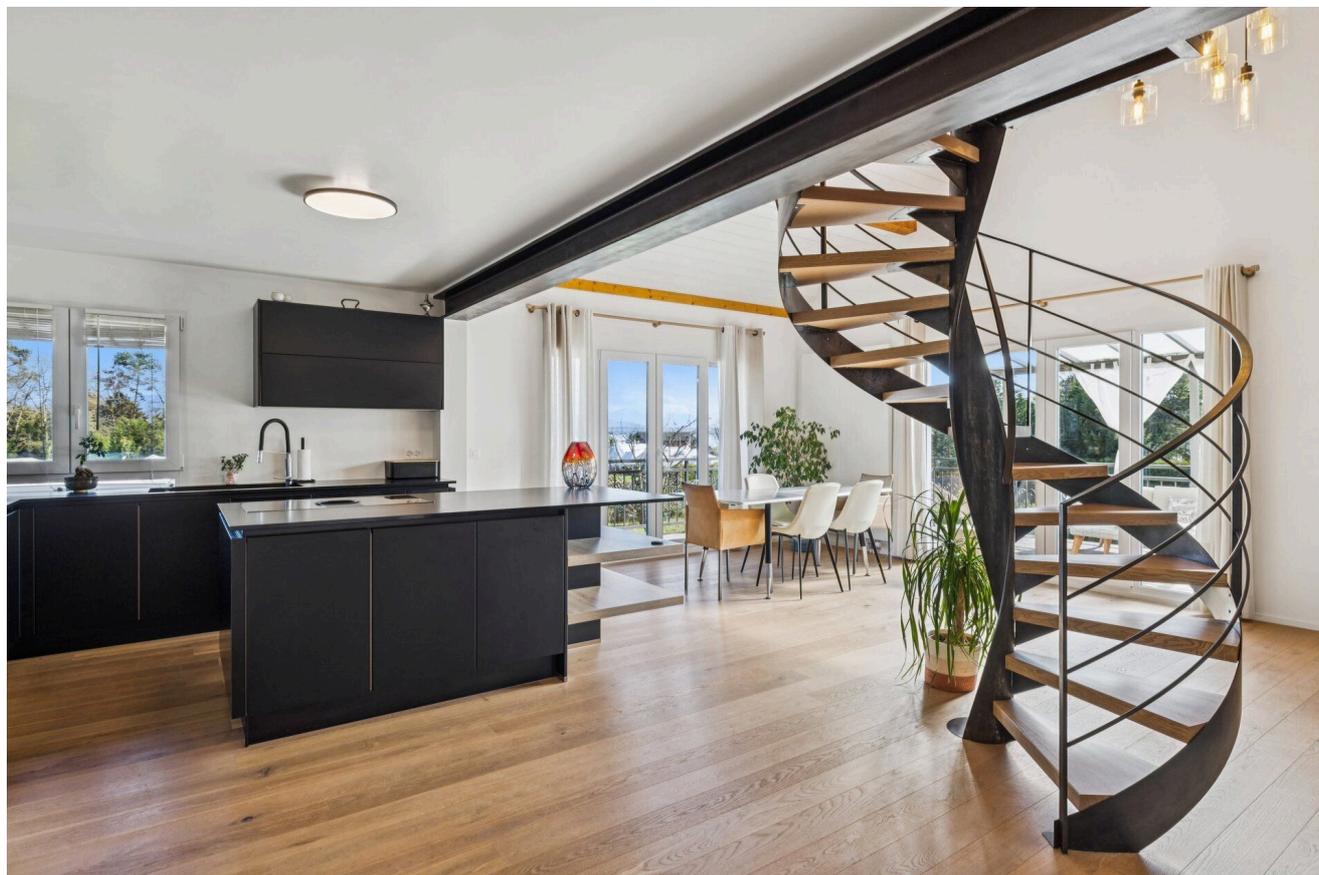


# FOUNEX



## SUPERB APARTMENT WITH LAKE VIEW TERRACE

**CHF 1'640'000.-**

Price of parking place(s) in addition



4.5



3



126 m<sup>2</sup>

n° ref. **034662**



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## SITUATION AND DESCRIPTION

### **Superb apartment of 4.5 rooms with garden, terrace and view lac**

Ideally situated in the commune very desirable of Founex, this superb apartment delights by its elegance, its generous volumes and its framework of life privileged at close proximity to Lac Léman.

The of life principal opens up. on a vast lounge bathing with light, sublimated by an open chimney which confers to the room a chaluriant and refined atmosphere. The kitchen open, entirely equipped and featuring a central island, integrates harmoniously with this space convivial thought out to receive and share privileged moments.

This space of reception extends naturally to the outdoors. thanks to a magnificent terrace of 40 m<sup>2</sup> exposed south-east, offering a view detached on the lac. The terrace extends around the apartment.

The property also offers a private garden of approximately 100 m<sup>2</sup>, creating a true havre of peace between indoor and nature.

The part night consists of three bedrooms, of which one beautiful parental suite with room of shower private, while that the two other bedrooms share one room. of baths and a WC visitors on the same level.

The furnished attic offers additional space. particularly appreciable can be used according to the envies : coin night, room game room, space cinema or office, providing so a great flexibility of use.

At underground, the good benefits from complete facilities with a laundry, a local technical, a cave private as well as an enclosed garage guaranteeing comfort and functionality on a daily basis.

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Aligning volumes, luminosity and performances of quality, this apartment offers a framework of life rare and privileged. in one of the most desirable of the lemanic region.

**SURFACES**

Living area	126 m <sup>2</sup>
Garden surface	100 m <sup>2</sup>
Terrace surface	42 m <sup>2</sup>
Cellar surface	11 m <sup>2</sup>
Useful surface	170 m <sup>2</sup>

**CARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Location floor	1st floor
Costs	CHF 375.-/month

**DISTANCES**

Public transports	962 m
Primary school	1620 m
Stores	1218 m
Restaurants	1103 m

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## LOCATION

### **Superb apartment of 4.5 rooms with garden, terrace and view over the lac**

Located in the commune very desirable of Founex, this superb apartment delights its bright volumes, its elegant room of life with open kitchen and chimney, as well as by its magnificent terrace exposed south- is offering a detached view over the Lac Léman.

It also has three bedrooms including one parental suite, a space under attic polyvalent, as well as a private garden and an enclosed garage, offering a framework of life as comfortable as privileged.

### **Presentation of the village of Founex**

Located on the prestigious region of La Côte, the commune of Founex benefits from a framework of exceptional life between lake and nature.

Dominating the rives of Lac Léman, this charming village residential seduces by its atmosphere paisible and its environment green.

Very appreciated for his quality of life, Founex offers an ideal balance between tranquility and close proximity to urban centers.

The commune is located only a few minutes from Nyon and at about twenty minutes from Geneva.

The village is encircled by vineyards and by natural landscapes, offering de magnificent panoramas over the lake and the Alps.

Founex is equally reputed for its infrastructures of quality and its proximity with several international schools.

His residential character and his convivial ambiance en make a location particularly desired on the Lémanic arc.

Between authentic charm, nature and accessibility, Founex represents today one of the most promoted regions.

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**INFORMATION**

Year of construction	1982
Basements	1
Year of restoration	2019
Heating installation	Radiator
Domestic water heating system	Electricity
Heating system	Electricity

**NEIGHBOURHOOD**

- Village
- Villa area
- Lake
- Harbour
- Marina
- Shops/Stores
- Restaurant(s)
- Bus station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Doctor

**OUTSIDE CONVENIENCES**

- Terrace/s

- Garden

**INSIDE CONVENIENCES**

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

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal

**FINANCIAL DATA**

<b>Price</b>	CHF 1'640'000.-
<b>Price park.ext</b> ①	CHF 15'000.-
<b>Box price</b> ①	CHF 35'000.-
<b>Total price</b>	<b>CHF 1'690'000.-</b>
<b>Availability</b>	To be discussed

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- All day

**VIEW**

- Lake
- Alps

**STYLE**

- Classic









