

COPPET



Bright apartment with lake and Alpine views

CHF 980'000.-

Price of parking place(s) in addition



2.5



1



55.2 m²

n° ref. **044067**



Switzerland | Sotheby's International Realty
Rue de Rive 26, 1260 Nyon

Silvia Mueller
+41 79 962 98 40
silvia.mueller@swsir.ch



SITUATION AND DESCRIPTION

Ideally located on the Vaud shore of Lake Geneva, between Geneva and Nyon, Coppet is a charming historic village that captivates with its unique living environment. Renowned for its peaceful atmosphere and remarkable architectural heritage, the village combines tradition and modernity.

Its medieval heart, dominated by the famous Château de Coppet, former home of Madame de Staél, offers picturesque lanes lined with old houses, cafés and small boutiques. The port, its flower-filled quays and its exceptional views of the lake and Mont Blanc give the place an incomparable gentle pace of life.

Thanks to its proximity to Geneva (15 minutes by train, Coppet station within walking distance), Coppet enjoys a privileged location for families, active people and nature lovers. Residents benefit from a wide range of infrastructures, quality schools, restaurants and

doctors, as well as a preserved environment blending lake, vineyards and green hills.

A true jewel of the Côte vaudoise, Coppet offers a rare quality of life, between heritage, tranquility and dynamism.

Praised residence - Domaine des Perrières

Located on the 3rd floor, this charming apartment offers well-appointed spaces and optimal comfort...:

- Entrance hall with built-in cupboards
- Fitted kitchen opening onto a pleasant living room
- Bright living room giving access to a large balcony
- Bathroom with washing machine/dryer column
- Bedroom with dressing room and built-in safe

Annexes:

- Large cellar

Private wine rack in shared air-conditioned cellar

- Enclosed box with automatic door

SURFACES

Living area	55.2 m ²
Balcony Surface	13.8 m ²
Cellar surface	6.4 m ²
Total surface	62.1 m ²

CARACTERISTICS

Number of rooms	2.5
Number of bedrooms	1
Number of bathrooms	1
Number of toilets	1
Number of balcony	1
Location floor	3rd floor
Service costs	CHF 160.-/month

ANNEXES

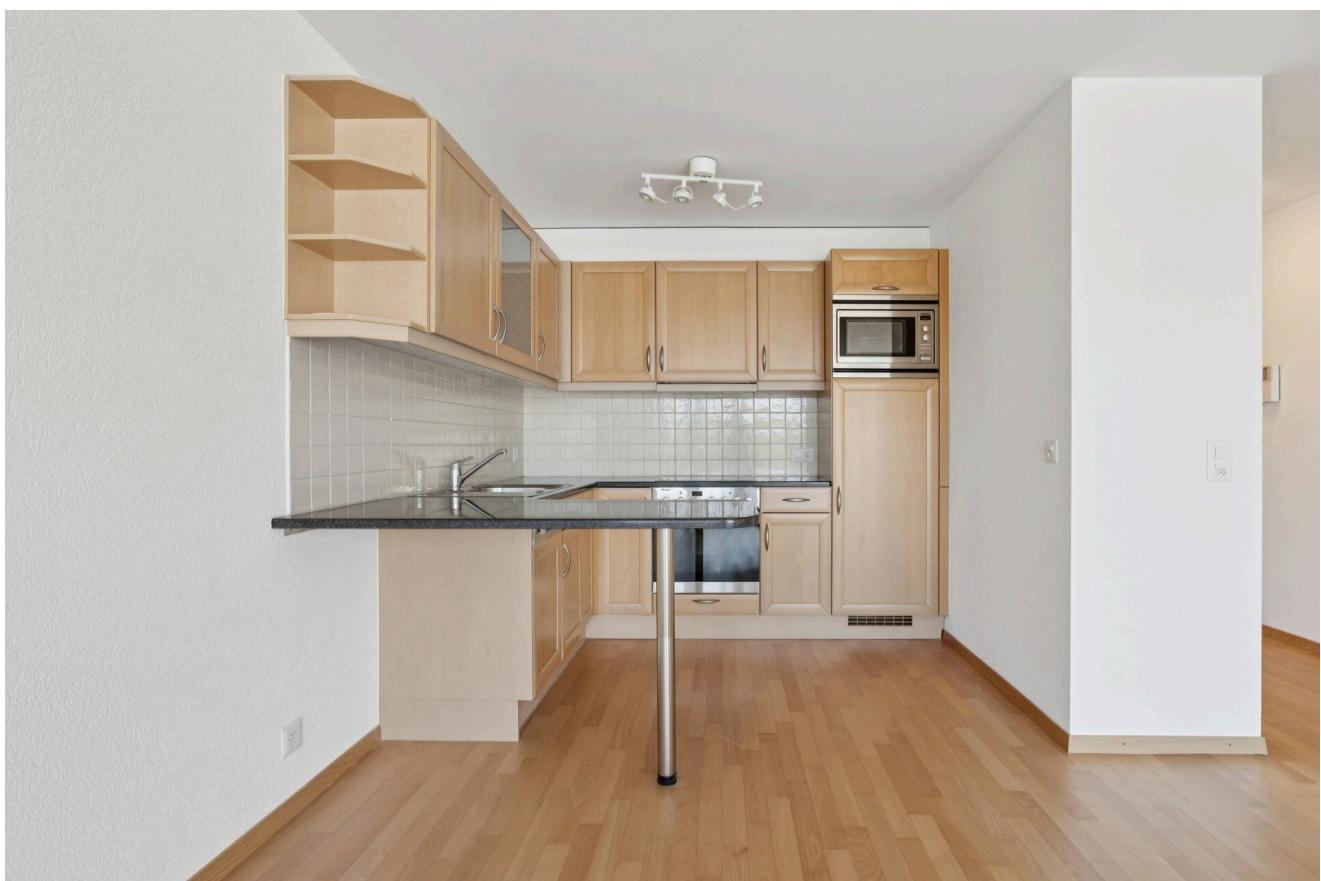
- Large cellar
- Wine rack
- Enclosed box with automatic door

DISTANCES

Public transports	279 m
Primary school	362 m
Stores	1123 m
Restaurants	38 m

DISTRIBUTION

- Entrance hall with built-in cupboards
- Fitted kitchen opening onto a pleasant living room
- Bright living room giving access to a large balcony
- Bathroom with washing machine/dryer column
- Bedroom with dressing room and built-in safe



REMARKS

Ideal for a single person looking for a pied-à-terre in Switzerland, for a couple without children or for an investor.

INFORMATION

Year of construction	2004
Basements	1
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Beach
- Harbour
- Vineyard
- Residential area
- Shops/Stores
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery

- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Eat-in-kitchen
- Open kitchen
- Dressing
- Cellar
- Wine cellar
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Electric blind
- Interphone
- Security guard

FINANCIAL DATA

Price	CHF 980'000.-
Box price ①	CHF 50'000.-
Total price	CHF 1'030'000.-
Availability	immediately

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- Electric garage door
- Safe

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Alps
- Jura



