

# NYON



## Luxury contemporary duplex - "Les Rives du Château"

**Price upon request**

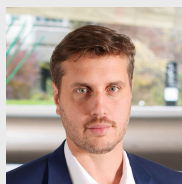


6.5



4

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Switzerland

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## SITUATION AND DESCRIPTION

Situated in the heart of a **2,480 m<sup>2</sup>** private park, in a green and secure environment, this exceptional estate offers a **unique living environment**, just a stone's throw from the shores of Lake Geneva.

This **very luxurious 6.5-room duplex** seduces with its **exceptional panorama of the lake and the Alpine chain**, combining elegance, comfort and brightness. Direct access to the apartment by private elevator.

This unique property combines **exceptional lakeside location, top-of-the-range amenities and generous volumes**. From the very first visit, the charm works: a real **coup de coeur garanti** for its future owners.

Photos and additional information available on request.

### Ground floor:

- Entrance hall with guest toilet
- Large living spaces bathed in natural light
- Fitted kitchen open to dining room
- Living room facing the lake with direct access to a 52 m<sup>2</sup> terrace
- guest toilet

### 1st floor:

- Master bedroom with dressing room, private bathroom and shower
- Two additional bedrooms
- Office/guest room with shower
- A second shower room
- Visitors' wc
- Plenty of storage space

### Basement:

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- Fitted cinema room
- Technical areas
- Private laundry room
- Two parking spaces

Switzerland

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## **SURFACES**

Terrace surface	53 m <sup>2</sup>
Useful surface	340 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	6.5
Number of bedrooms	4
Location floor	1st floor

## **DISTANCES**

Public transports	213 m
Primary school	854 m
Stores	611 m
Restaurants	306 m

**INFORMATION**

Year of construction

2014

**PROXIMITY**

- City centre
- Lake
- Marina
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- Museum
- Theatre

**OUTSIDE CONVENIENCES**

- Terrace/s
- Quiet
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Dressing

- Home cinema
- Water softener
- Fireplace
- Triple glazing
- Bright/sunny
- Natural light
- With character

**EQUIPMENT**

- Fitted kitchen
- Furnished kitchen
- Washing machine
- Dryer
- Private laundry
- Thermal solar collector system
- Optic fiber
- Interphone

**CONDITION**

- As new

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal

**VIEW**

- Unobstructed
- Lake
- Mountains
- Alps

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## STYLE

- Modern





























