

NYON



Luxury contemporary duplex - "Les Rives du Château

Price upon request

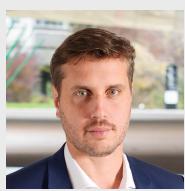


6.5



4

n° ref. **041864**



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SITUATION AND DESCRIPTION

Situated in the heart of a **2,480 m²** 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 cœur 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 m² 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:

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

SURFACES

Terrace surface	53 m ²
Useful surface	340 m ²

CARACTERISTICS

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

Price upon request

Availability

To be discussed

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STYLE

- Modern





