

CHAVANNES-DES-BOIS



Superb apartment with large private garden
and terrace

CHF 1'650'000.-



4.5



3



134 m²

n° ref. **045502**



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

Denis Veyrenche
+41 76 842 42 58
denis.veyrenche@swsir.ch



SITUATION AND DESCRIPTION

Located in the sought-after commune of Chavannes-des-Bois, in a quiet, leafy residential environment, this apartment offers generous volumes, excellent light and particularly rare exteriors for a 700m² private garden PPE property. Located in a well-kept condominium of just six apartments, it enjoys a privileged living environment, close to Geneva. The apartment, **4.5 rooms**, benefits from a **southeast exposure**, guaranteeing optimal sunlight and beautiful natural light throughout the day, with no overlooking and an unobstructed view.

General

Living space

- Very large dining room and living room
- Open kitchen, fully integrated
- Fireplace in living room
- Multiple direct accesses to terraces
- Terraces of **87 sq.m**

- South and East facing>
- Very good natural light

Night space - Ground floorde-chaussée

- Two bedrooms
- Bathroom dedicated to both bedrooms
- Visitors' WC
- Parent suite comprising:
 - bedroom
 - dressing room
 - en-suite bathroom

Basement

- Large room of approx. **25 m²**, which can be used as:
 - bedroom
 - playroom
 - office

- Attached room that can be used as a dressing room
- Laundry room
- Bathroom with WC
- Storage room. / workshop of more than **20 m²**

Exteriors

- Private garden of approx. **700 m²**
- Large, well-oriented terraces
- Quiet, verdant surroundings
- . verdant[/list]

Parking

-
- 1 indoor parking space
- 1 outdoor parking space[/list]

Technical features

-
- Central heating electric
- Radiators and underfloor heating
- Triple-glazed and double-glazed windows
- Detached apartment
- Condominium of **6 apartments**
- Exposure **south-east**
- Open view
- No facing building
- Elevator
- Visitor parking spaces[/list]

Switzerland

Sotheby's
INTERNATIONAL REALTY

SURFACES

Living area	134 m ²
Terrace surface	87 m ²
Useful surface	224 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Location floor	Ground floor
Costs	CHF 400.-/month

DISTANCES

Public transports	113 m
Primary school	3691 m
Stores	2884 m
Restaurants	2204 m



LOCATION

Chavannes-des-Bois is a charming village in the canton of Vaud, right on the French border. It lies between Geneva and Nyon, offering rapid access to major roads and Geneva airport. Surrounded by nature and agricultural areas, the commune enjoys a quiet, green living environment. Its location is ideal for people seeking tranquility while remaining close to the urban and economic centers of the Lake Geneva region.

INFORMATION

Year of construction	1993
Heating installation	Radiator, Floor
Domestic water heating system	Electricity
Heating system	Electricity

NEIGHBOURHOOD

- Village
- Shops/Stores
- Restaurant(s)
- Bus station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Garage
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Public parking
- Underground car park

- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Workshop
- Unfurnished
- Fireplace
- Triple glazing
- Natural light
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Induction cooker
- Oven
- Laundry
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor
- Laminated

CONDITION

- Good

ORIENTATION

- South
- East

EXPOSURE

- Optimal

FINANCIAL DATA**Price**

CHF 1'650'000.-

Availability

To be discussed

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

- All day

VIEW

- With an open outlook
- Garden

STYLE

- Classic











