

## CHAVANNES-DE-BOGIS



Spacious 5-room apartment in the heart of  
Terre-Sainte (VD)

**CHF 1'700'000.-**



5



3



170 m²

n° ref. **045672**



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## SITUATION AND DESCRIPTION

Located in the heart of the commune of **Chavannes-de-Bogis, in Terre Sainte**, this superb **5-room** apartment seduces with its **generous volumes, large mezzanine** and **remarkable brightness**. The living spaces, harmoniously arranged, offer a comfortable yet elegant living environment. The mezzanine, a real asset of the property, brings a feeling of extra space and can accommodate an office, reading corner or multi-purpose space as required.

The apartment benefits from **two balconies**, allowing full advantage to be taken of the natural light and the calm, verdant surroundings. The large windows enhance the brightness of the rooms and create a warm atmosphere throughout the day.

Located in a well-maintained condominium, this property offers a peaceful living environment while remaining close to amenities. **Close to shops, schools**

**and communication routes to Nyon and Geneva**, it benefits from a sought-after location, combining residential tranquility and optimal accessibility.

A rare opportunity in a prized sector of the Vaud Coast, ideal for a family or anyone seeking space and quality of life in the Holy Land.

Two indoor parking spaces, including one equipped with an electric charging station, are available at an additional cost of CHF 35'000.- each.

A very large double cellar of around 20 m<sup>2</sup> completes this property.

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## SURFACES

Living area	170 m <sup>2</sup>
Balcony Surface	15 m <sup>2</sup>
Terrace surface	25 m <sup>2</sup>
Useful surface	209 m <sup>2</sup>

## CARACTERISTICS

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Location floor	2nd floor
Service costs	CHF 650.-/month

## ANNEXES

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## DISTANCES

Public transports	292 m
Primary school	355 m
Stores	1406 m
Restaurants	267 m

## DISTRIBUTION

### Apartment layout:

- **Luminous spacious living room**, offering a warm atmosphere
- **Fully equipped open kitchen**, functional and elegant
- **Bathroom with bathtub**
- **Master bedroom with en-suite bathroom**
- **Two additional bedrooms**
- **Visitors' WC**

### Large mezzanine

- , ideal for office or multi-purpose space
- **Two balconies**, to enjoy the outdoors



## MUNICIPALITY

Located in Terre Sainte, on the highly sought-after Côte vaudoise, the commune of Chavannes-de-Bogis offers a harmonious living environment combining nature and accessibility. Appreciated for its peaceful, residential atmosphere, it seduces with its verdant landscapes and immediate proximity to Lake Geneva. Thanks to its strategic location, Chavannes-de-Bogis offers rapid access to Nyon, Geneva and the main motorways, while preserving a calm, unspoiled environment. The commune boasts a sought-after quality of life, ideal for families and working people in search of serenity, at the heart of a dynamic and attractive region.

## SPECIAL FEATURES

The apartment is currently on a short-term rental contract, but may be available on request. Please do not hesitate to contact us for further information.

**INFORMATION**

Year of construction

2011

**NEIGHBOURHOOD**

- Village
- Green
- Park
- Mountains
- Residential area
- Shops/Stores
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Horse riding area
- Near a golf course
- Near customs

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Parking
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park
- Open kitchen

- Separated lavatory
- Guests lavatory
- Cellar
- Air conditioning
- Double glazing
- Bright/sunny
- With front and rear view
- Mezzanine

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Laundry

**FLOOR**

- Parquet floor

**CONDITION**

- As new

**ORIENTATION**

- East

**EXPOSURE**

- Optimal
- All day

**FINANCIAL DATA****Price****CHF 1'700'000.-****Availability**

To be discussed

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## **VIEW**

- Clear
- Rural
- Mountains

## **STYLE**

- Modern

## **STANDARD**

- Minergie®















