

# GINGINS



Le Domaine de Chiblins - Lot 62-7

**CHF 1'290'000.-**

Price of parking place(s) in addition



4.5



3



155 m<sup>2</sup>

n° ref.

**035610.035710**



**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

At Gingins, we offer you a new development born of a harmonious blend of old-world charm and modern comfort. Living in Gingins means choosing the tranquility of a village while being close to the conveniences of the city.

The project consists of the conversion and rehabilitation of a barn into six apartments and a triplex with separate entrance!

The village-side facade blends in perfectly with the local architecture, while the courtyard-side facade offers a contemporary design. The property is equipped with photovoltaic panels and an aerodynamic heat pump, reducing the carbon footprint and ensuring environmentally-friendly energy consumption.

The apartments, from 2.5 to 3.5 rooms, range in size from 49 to 88 m<sup>2</sup>. The triplex apartment offers 152 m<sup>2</sup> of living space on 3 levels.

Multiple outdoor parking spaces for cars (at a cost of CHF 25,000/space in addition to the sale price) and bicycles, a communal laundry room, a utility room, a rubbish room and a cellar complete the apartment section.

## SURFACES

Living area 155 m<sup>2</sup>

## CARACTERISTICS

Number of rooms 4.5  
Number of bedrooms 3  
Location floor Ground floor

## DISTANCES

Public transports 90 m  
Primary school 60 m  
Secondary school 60 m  
Stores 150 m  
Restaurants 55 m

## DISTRIBUTION

### Ground floor

- An entrance hall with a guest toilet
- A living room/kitchen
- A storage area

### 1st floor

- A landing with storage space
- Two bedrooms
- Two bathrooms

### 2nd floor

- A third bedroom with its bathroom



## LOCATION

Gingins lies in the north-western part of Switzerland, close to Lake Geneva. It is surrounded by beautiful scenery, with the mountains as a backdrop and terraced vineyards sloping gently down to the lake.

Gingins is a small village, which gives it a peaceful, friendly atmosphere. This makes it an ideal place for those seeking tranquility and community living.

Inhabitants and visitors to Gingins have the chance to enjoy many outdoor activities, such as hiking, cycling, swimming in Lake Geneva during the summer months, and skiing in winter, as the Alps are not far away.

In summary, Gingins is a picturesque Swiss village that offers an authentic experience of rural Switzerland. Its natural setting, traditional architecture and strong community make it a pleasant place to visit for those seeking the tranquility and beauty of the Swiss countryside.

## MUNICIPALITY

Ideally located in a unique living environment, this project is just 2 minutes from the prestigious Bonmont golf course, 3 minutes from the Signy shopping center, 5 minutes from Nyon and 20 minutes from Geneva airport.

The barn is centrally located in the charming and highly sought-after commune of Gingins.

For children, an elementary school is just a few meters from the property. In addition, residents can enjoy a quaint bakery where fresh breads and delicious pastries are prepared daily. A pharmacy is also on hand for your health and wellness needs.

## CONSTRUCTION

Construction date: 16 months / Work will start in spring 2026

Planned delivery: spring 2027



Deliveries completed  
Finish options at the option of the lessee  
Outside parking spaces  
Underfloor heat pump  
Technical specifications and budgets: available on request

Budgets for apartment supplies:

- sanitaryware CHF 10,000.- TTC
- kitchen CHF 15'000.- TTC
- tiling CHF 40.- incl. VAT/m<sup>2</sup> incl. skirting boards
- parquet flooring CHF 60.- incl. VAT/m<sup>2</sup> incl. skirting boards
- wall cladding CHF 40.- incl. VAT/m<sup>2</sup>

Triplex supplies budget:

- sanitary CHF 15'000.- incl. VAT
- kitchen CHF 20'000.- incl. VAT
- tiling CHF 40.- incl. VAT /m<sup>2</sup> incl. skirting boards
- parquet CHF 60.- incl. VAT/m<sup>2</sup> incl. skirting boards
- wall cladding CHF 40.- incl. VAT /m<sup>2</sup>

## REMARKS

Purchasing process:

- Meeting with broker for presentation of plans
- Payment of reservation deposit
- Arrangement of financing
- Signing of deed of sale and general contractor's contract
- Construction: 16 months / Site will start in spring 2026 and handover is scheduled for spring 2027
- Handover of keys

**INFORMATION**

Heating installation	Floor
Domestic water heating system	Air to water heat pump
Heating system	Air to water heat pump

**NEIGHBOURHOOD**

- Village
- Green
- Shops/Stores
- Restaurant(s)
- Bus stop
- Primary school
- Secondary school
- Public swimming pool
- Sports centre
- Near a golf course
- Tennis centre
- Ski piste
- Hiking trails
- Museum
- Doctor

**OUTSIDE CONVENIENCES**

- Quiet
- Greenery
- Parking

**INSIDE CONVENIENCES**

- Lift/elevator
- Open kitchen
- Cellar
- Bright/sunny

**EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Laundry
- Bath
- Shower
- Photovoltaic panels

**FLOOR**

- At your discretion
- Tiles
- Parquet floor

**CONDITION**

- New

**EXPOSURE**

- Optimal

**VIEW**

- Clear
- Rural
- Lake
- Forest
- Mountains

**FINANCIAL DATA****Price**

CHF 1'290'000.-

**Availability**

Spring 2027

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## STYLE

- Modern
- Atypical house





# Le Domaine de Chiblins

GINGINS

Le Domaine de Chiblins 1276 Gingins, CH									
Batch	Reference	Type	Floor	Rooms	Living surface	Terrace surface	Balcony surface	Price	Status
1	035610.035704	Custom-built apartment	Ground floor	2.5	49 m <sup>2</sup>	-	-	-	Reserved
2	035610.035705	Custom-built apartment	Ground floor	3.5	87 m <sup>2</sup>	15 m <sup>2</sup>	-	-	Reserved
3	035610.035706	Custom-built apartment	1st floor	3.5	88 m <sup>2</sup>	-	16 m <sup>2</sup>	-	Reserved
4	035707	Custom-built apartment	1st floor	3.5	87 m <sup>2</sup>	-	10 m <sup>2</sup>	CHF 850'000.-	For sale
5	035610.035708	Custom-built apartment	2nd floor	2.5	62 m <sup>2</sup>	-	-	-	Reserved
6	035610.035709	Custom-built apartment	2nd floor	2.5	81 m <sup>2</sup>	-	-	CHF 750'000.-	For sale
7	035610.035710	Custom-built apartment	Ground floor	4.5	155 m <sup>2</sup>	-	-	CHF 1'290'000.-	For sale