

# EYSINS



Spacious, bright and contemporary duplex

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**CHF 1'490'000.-**

Price of parking place(s) in addition



5



3



115 m<sup>2</sup>

n° ref. **043447**



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## SITUATION AND DESCRIPTION

Discover this splendid duplex, ideally nestled within a peaceful and prized Eysins environment.

This property brilliantly combines vast interiors, abundant natural light and supreme comfort, offering a pleasurable lifestyle opportunity

Focal Points:

- Generous Dimensions:** Boasting an impressive 114 m<sup>2</sup> of attic space with ceiling heights of over 4 meters, this residence offers remarkable flexibility for customization and adaptation to your every desire.

- Adaptable layout:** Comprising three well-proportioned bedrooms, this home is perfectly suited to family life or establishing an office to practice home-office.

- Light, open-plan living space:** The bright living area seamlessly integrates the kitchen, dining area and living room, creating a welcoming atmosphere perfect for entertaining and relaxing on a daily basis.

- Two bathrooms:** Two modern bathrooms ensure convenience and ease for all occupants.

- Private Exterior Retreats:** Enjoy the fresh air on two separate balconies, including a vast 19.6 m<sup>2</sup> south-facing terrace, which promises unobstructed views and optimal sunshine throughout the day.

- Practical parking:** The property includes two dedicated parking spaces: one secure indoor space and one outdoor space.

- **Additional storage:** A private cellar offers valuable extra storage capacity.

Privileged Location Benefits:

- **Effortless Connectivity:** Benefit from immediate access to public transport and the essential amenities of Eysins' bustling town center.
- **Serene But Accessible:** Savor the tranquility of the surrounding area while being just moments from Nyon and major motorway connections.

This distinguished property is ready to seduce discerning individuals in search of a residence that harmoniously combines generous living space, modern comfort and a fine quality of life.

## **SURFACES**

Living area	115 m <sup>2</sup>
Useful surface	230 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Location floor	Top floor

## **DISTANCES**

Public transports	132 m
Stores	1172 m
Restaurants	369 m



## LOCATION

### **Eysins : Une Commune Vaudoise au Calme Prisé**

Eysins is a charming Swiss commune in the canton of Vaud, ideally located in the district of Nyon. It enjoys a privileged geographical location, just a few kilometers from the dynamic town of Nyon and not far from the shores of Lake Geneva, offering a peaceful living environment while remaining connected to centers of activity.

**Population and Environment:** With a population of around **1,700 inhabitants** (figure may vary slightly according to latest statistics), Eysins has managed to retain a village atmosphere while growing harmoniously. The commune is appreciated for its verdant surroundings, pastoral landscapes and high quality of life, attracting families and individuals seeking tranquillity.

## MUNICIPALITY

**Accessibility and public transport:** Eysins' accessibility is a major asset. The commune is very well served by the road network, with immediate proximity to the **A1 motorway axis**, facilitating travel to Geneva, Lausanne and other major Swiss cities.

As far as public transport is concerned, Eysins is integrated into the **Transports Publics Nyon-Région (TPN)** bus network. Several bus routes link the commune to the Nyon railway station, offering connections with the SBB rail network, making it easy to get around the region and beyond.

**Shops and Amenities:** Although a commune of modest size, Eysins has several shops and amenities essential to its residents. These include local shops, restaurants and basic services. Proximity to Nyon, with its lively town center, offers quick access to a much wider range of supermarkets, specialty stores, banks, pharmacies and miscellaneous services.

In short, Eysins represents an excellent compromise for those seeking the serenity of a rural Vaud commune, without sacrificing easy access to urban infrastructure and modern amenities.

## INFORMATION

Year of construction	2009
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

## NEIGHBOURHOOD

- City centre
- Village
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school

## OUTSIDE CONVENIENCES

- Balcony/ies
- Covered parking space(s)
- Garage
- Visitor parking space(s)

## INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Open kitchen
- Guests lavatory
- Bright/sunny

- Penthouse
- Mezzanine
- With character

## EQUIPMENT

- Fitted kitchen
- Private laundry
- Shower
- Bath

## FLOOR

- Parquet floor

## CONDITION

- Good

## ORIENTATION

- South

## EXPOSURE

- Optimal

## VIEW

- Nice view

## STYLE

- Modern

## FINANCIAL DATA

<b>Price</b>	CHF 1'490'000.-
<b>Price park. int. ①</b>	CHF 35'000.-
<b>Price park.ext ①</b>	CHF 25'000.-
<b>Total price</b>	<b>CHF 1'550'000.-</b>
<b>Availability</b>	To be discussed

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