

ARZIER-LE MUIDS



Beautiful architect-designed house
overlooking the Lake Geneva basin

CHF 2'500'000.-



7.5



4



~400 m²

n° ref. **14046**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Idyllic location for this architect's property, you will benefit from a direct proximity to nature and a magnificent view of the lake and the Alps, while being close to all amenities.

This contemporary property built in 2002 has beautiful volumes bathed in light, cathedral ceilings and spacious living rooms with beautiful finishes of great refinement. Its future occupants will benefit from all the necessary comfort. Thanks to its magnificent heated veranda, you will have the chance to enjoy a panorama as far as the eye can see, throughout the seasons. The ground floor is currently used as an office and conference room but could be rearranged to create more rooms.

This property also has the advantage of very well appointed exteriors, including a large terrace, a garden with many trees and a magnificent swimming

pool.

A double garage and 2 outside parking spaces complete this property.

Situated on the heights of Nyon, the charming village of Arzier is in a beautiful green setting and in absolute calm. The motorway entrances (Nyon and Gland) are only 15 minutes away by car. Easy access to Nyon station, thanks to the small train that connects Arzier to Nyon with connections to Geneva and Lausanne.

SURFACES

Living area	~ 400 m ²
Surface of parcel	~ 968 m ²
Garden surface	~ 807 m ²
Ground surface of building [m ²]	~ 163 m ²
Useful surface	~ 500 m ²
Volume	~ 1586 cbm

CARACTERISTICS

Number of flats	1
Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	3
Number of terraces	1
Year of construction	2002
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor

DISTANCES

Public transports	583 m
Nursery school	636 m
Primary school	675 m
Stores	163 m

DISTRIBUTION**Lower ground floor**

- Office or guest room
- Large entrance hall
- Guest WC with shower and sauna
- Conference room
- Laundry
- Technical room atomic shelter
- Large wine cellar
- Garage for 2 large cars

Upper ground floor

- Kitchen open to the dining room with access to the terrace
- Living room with fireplace
- Bedroom with wardrobes
- Bathroom
- Bedroom with library

1st floor

- Master bedroom with wardrobes
- Bathroom
- Separate toilet



OUTSIDE CONVENIENCES

- Swimming pool
- Vegetable garden
- Garden
- Terrace
- Fruit trees
- Double garage
- Outdoor seating

Switzerland

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INTERNATIONAL REALTY

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Playground
- Nursery
- Preschool
- Primary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Veranda
- Wine cellar
- Sauna
- Recreationroom
- Built-in closet
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

EXPOSURE

- Optimal
- All day

VIEW

- Unobstructed
- Lake
- Mountains
- Alps

FINANCIAL DATA

Price

CHF 2'500'000.-

Availability

To be discussed

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