

ST-GEORGE



Fully leased investment property - 4.3%
Annually

CHF 1'495'000.-

Parking place(s) included

n° ref. **035682**



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SITUATION AND DESCRIPTION

Discover this character building in the heart of Saint-George, ideal for investors looking for an investment property. Built in the 19th century and meticulously renovated, this village house has evolved into a residential building with three apartments, offering an attractive yield of 4.3% per annum. Situated in the center of the village, this property will seduce with its charm and convenient location.

The three independent apartments each have a separate entrance, adding to the privacy and comfort of tenants:

- **2-room apartment - approx. 50m²:** This apartment comprises a bedroom, a kitchen open onto the living and dining room, and a shower room/WC. It benefits from a small west-facing terrace, and a covered parking space.
- **3-room apartment - approx. 85m²:** Located in the attic, this bright apartment features two bedrooms, a

kitchen opening onto the living and dining areas, as well as a shower room and separate toilet. This apartment includes a pleasant terrace and a parking space.

- **7.5-room duplex apartment - approx. 200m²:** This large duplex offers a living space with fireplace, a fitted kitchen, a dining room, three bedrooms, three bathrooms, and a laundry room. The 15m² north-east-facing terrace and two outdoor parking spaces provide comfort and convenience.

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SURFACES

Surface of parcel 326 m²

ANNEXES

- The 7.5-room apartment has 2 outdoor parking spaces
- The 3-room apartment has 1 outdoor parking space and a small garden
- The 2-room apartment has 1 outdoor parking space, or two in place of the terrace

DISTANCES

Public transports	70 m
Primary school	100 m
Stores	77 m
Restaurants	78 m



LOCATION

Saint-George, nestled majestically in the heights of Nyon, is a rare gem for those seeking a peaceful lifestyle in the midst of mountain nature. This commune offers a perfect harmony between rural tranquility and urban proximity. Boasting breathtaking views of the lake and surrounding countryside, Saint-George's picturesque charm and easy access to the amenities of the town of Nyon will win you over. Schools are nearby and easily accessible by bus, offering an ideal environment for families. Discover the unique real estate opportunities in Saint-George and make your dream of an exceptional home come true.

Saint-George combines character with an attractive return.

CONSTRUCTION

Built at the end of the 19th century, this building with its authentic charm has evolved over the years to offer three modern, comfortable apartments. Tastefully renovated while preserving the typical architecture of village houses, this property in the historic heart of

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INFORMATION

Year of construction	1880
Number of flats	3
Year of restoration	2023
Heating installation	Radiator, Floor
Domestic water heating system	Gas
Heating system	Gas

FLOOR

- Parquet floor

EXPOSURE

- Good

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Ski piste
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Terrace/s
- Parking

INSIDE CONVENIENCES

- Without elevator
- Double glazing
- Bright/sunny
- With character

FINANCIAL DATA

Price

CHF 1'495'000.-

Availability

To be discussed

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