

CRANS (VD)



Waterfront detached villa with project!

Price upon request

Parking place(s) included



12.5



7



490 m²

n° ref. **039799**



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SITUATION AND DESCRIPTION

In the heart of Terre-Sainte, in the charming commune of Crans, close to Nyon, we are delighted to present this exceptional detached property with plans for a new villa.

In addition to its direct access to the lake, this magnificent property with undeniable charm enjoys a heavenly setting, right on the water. It enjoys breathtaking panoramic views of Lake Geneva and the Alps.

The current house offers 490 m² of living space and is in very good general condition. However, the current owners have worked with CCHE architects to design a magnificent 1300 m² mansion. The project is ready and all that remains is to put it out to tender or rework it as you wish. The house can be perfectly renovated.

The project is aimed at a demanding clientele who

appreciate sophistication and finesse. The villa will feature modern architecture, with 3 distinct roof volumes connected at the center. Ideally oriented to take advantage of the many bay windows and panoramic views as far as the eye can see.

The interior will be elegant, with large living spaces cleverly oriented to take full advantage of the view. The villa offers a multitude of possibilities, adapting to modern typology and a contemporary vision of family life. But above all, it will adapt to the lifestyles of its future owners.

This development benefits from a unique location, preserving it from the hustle and bustle of the city and giving it an unrivalled quality of life. It will appeal to the most discerning.

Crans is a village just a stone's throw from Nyon and

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20 minutes from Geneva and its international airport. Shops such as a grocery store, post office, butcher and delicatessen, hairdresser, restaurants, 2 music schools, general practitioner, pediatrician, physiotherapist and pharmacy make it an attractive community. Not to mention the advantages of an elementary school and library. The private schools of La Chataigneraie in Founex and Le collègue du Léman in Versoix are also nearby.

Nyon's public transport system will take you to the Coppet train station in ten minutes, or to the town of Nyon in 5 minutes.

SURFACES

Living area	490 m ²
Surface of parcel	7585 m ²
Garden surface	7124 m ²
Built surface	461 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	12.5
Number of bedrooms	7
Number of bathrooms	4
Year of construction	1999
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Floor
Inside parking place/s	3 included
Outside parking place/s	5 included
Basements	1
Parking places	Yes, obligatory

DISTANCES

Station	3804 m
Public transports	548 m
Primary school	1379 m
Stores	756 m
Restaurants	672 m

DISTRIBUTION**Ground floor**

Please note that the layout describes the actual house:

- Entrance hall with checkroom
- Bedroom with fitted wardrobes
- Bedroom with fitted wardrobes and en suite kitchenette and shower room
- Large veranda
- Guest WC
- Open, equipped kitchen with access to veranda
- Library with access to terrace
- Large, bright living room with access to terrace
- Living room with fireplace and access to terrace

- Storage room

1st floor

- Large corridor
- Separate WC
- Bathroom
- Bedroom with connecting dressing room, games room and attic access
- Bedroom with connecting dressing room
- Shower room
- Bedroom with wardrobe
- Utility room
- Bedroom with wardrobe
- Master bedroom with en-suite bathroom and shower, balcony, dressing room, office space in mezzanine and access to attic space

Basements

- Corridor with cupboards
- Large cellar with washbasin
- Wine cellar
- Shower room and sauna
- Utility room and swimming pool
- Wine cellar



OUTSIDE CONVENIENCES

- Covered sun terrace with canvas
- Garden with trees
- Swimming pool and pool house with changing rooms and shower
- Inner courtyard
- Garage for 3 cars
- Numerous outdoor parking spaces
- Storage annex
- Garden shed

REMARKS

The current house offers 490 m² of floor space and underfloor gas heating. There are currently 7 bedrooms.

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NEIGHBOURHOOD

- Green
- Park
- Lake
- Harbour
- Beach
- Restaurant(s)
- Bus stop
- Preschool
- Primary school
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Waterfront
- Annex
- Shed
- Parking
- Garage
- Visitor parking space(s)
- Swimming pool
- Barbecue-chimney

INSIDE CONVENIENCES

- Garage
- Guests lavatory
- Dressing
- Veranda
- Cellar

- Wine cellar
- Garret
- Storeroom
- Sauna
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Shower
- Bath

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Mountains
- Alps

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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