

VICH



Your haven of peace in a sought-after
residential area

CHF 1'950'000.-

Parking place(s) included



5.5



4



185 m²

n° ref. **043993**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

François Sanchez

+41 79 533 92 29

francois.sanchez@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

We are pleased to exclusively present this charming contiguous villa, ideally located within a sought-after residential area of Vich. Nested in a peaceful, verdant and family-friendly environment, this property captivates with its serene atmosphere and sought-after living environment.

From the entrance, a hall leads you to a bright reception area, comprising a generous living room embellished with a fireplace and a dining area opening onto a fully equipped kitchen. The ensemble benefits from harmonious volumes and a beautiful fluidity, creating an ideal setting for entertaining.

The openings in the living room naturally extend the living area onto an intimate terrace and lush garden, a veritable green setting conducive to relaxation.

The night space on the upstairs accommodates three bedrooms, a bathroom, as well as a master suite

with its own private bathroom.

A layout designed to offer comfort, tranquility and privacy for every member of the family.

Furnished attic space with multiple possibilities

The attic space of approx. 49 m², already equipped to accommodate a bathroom/WC, provides additional living space with great versatility: exclusive suite, games room, cinema room, music room or office.

Adjoining spaces and exteriors

The basement houses a vast cellar, a PC shelter and a double garage box, meeting expectations in terms of storage and parking.

Externally, a beautifully wooded private plot opposite the villa offers a convivial place to share good times or savor a moment of relaxation.

SURFACES

Living area	185 m ²
Surface of parcel	320 m ²
Garden surface	70 m ²
Underground surface	91.5 m ²
Useful surface	276 m ²
Total surface	276 m ²
Volume	912 cbm
Ceiling height	2.6 m

CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Number of terraces	1
Gross living area	185 m ²
Year of construction	1993
Year of restoration	2008
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Non authorized
Number of double boxes	1 included
Total nb. of parkings	1 included
Construction zone	Très faible densité
Energy efficiency	D
Building envelope	D
Basements	1

DISTANCES

Station	1500 m
Public transports	249 m
Primary school	409 m
Stores	327 m
Restaurants	326 m



LOCATION

This villa enjoys a privileged location in the commune. Vich lies approximately **5.4 km north-northeast of Nyon**, on the left bank of the **Serine**, at an altitude of approximately **456 m**.

The commune, which covers a small area (1.56 km²), stretches along a landscape typical of the **Côte vaudoise**, between vineyards, woodlands and agricultural terroir.

Vich harmoniously combines **rural charm, historic heritage** (church, fountain) and **accessibility**, while offering a quiet, leafy living environment, highly prized by families.

MUNICIPALITY

The commune of Vich

Located between Nyon and Rolle, in the heart of the Côte vaudoise, the commune of Vich offers a privileged living environment, appreciated for its

residential atmosphere, calm and immediate proximity to major transport routes. Surrounded by verdant landscapes and wine-growing areas, it enjoys a pleasant natural environment while remaining close to urban centers.

Commodities and services

Vich boasts essential everyday services: elementary school, playgrounds, communal infrastructure and local shops, while Nyon - just a few minutes away - completes the offer with a wide choice of stores, banks, medical services and cultural facilities.

Sports and leisure

The region offers numerous areas dedicated to sport and relaxation: sports fields, hiking and cycling trails, forests and nature areas nearby. Water sports enthusiasts can reach the shores of Lake Geneva in just a few minutes, while golf courses, sports centers

and tennis facilities are accessible in neighboring communes.

Transport

Ideally positioned, Vich benefits from rapid access to the A1 freeway, enabling Lausanne and Geneva to be reached in less than half an hour. A regional bus network also connects the commune to Nyon station, offering efficient public transport links.

Restauration

The Vich region and surrounding area offers a varied choice of restaurants, from traditional inns to gourmet addresses on the Côte, renowned for the quality of its local produce and wines.

FINANCIAL DATA

Price

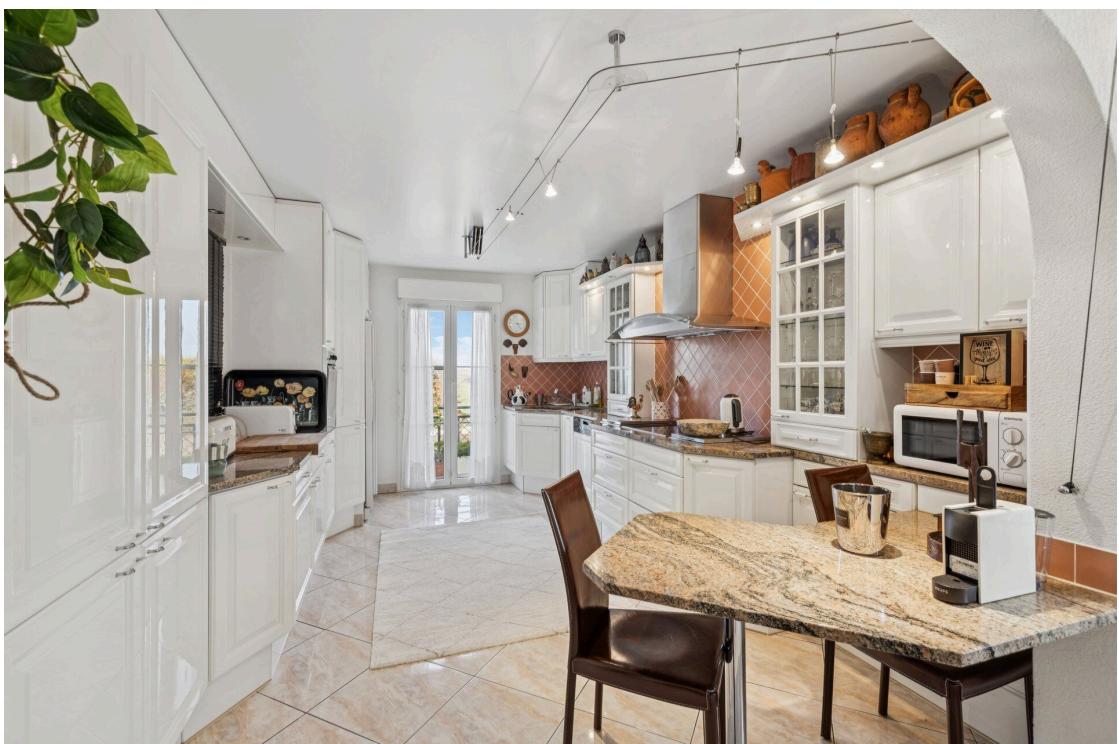
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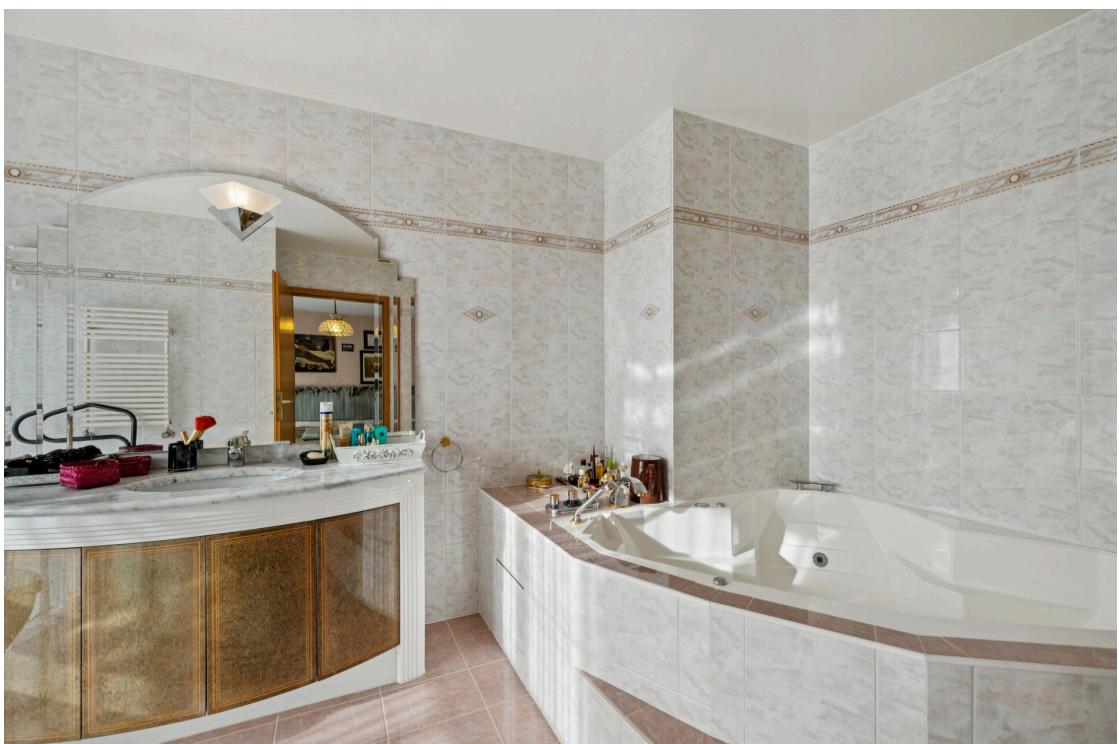
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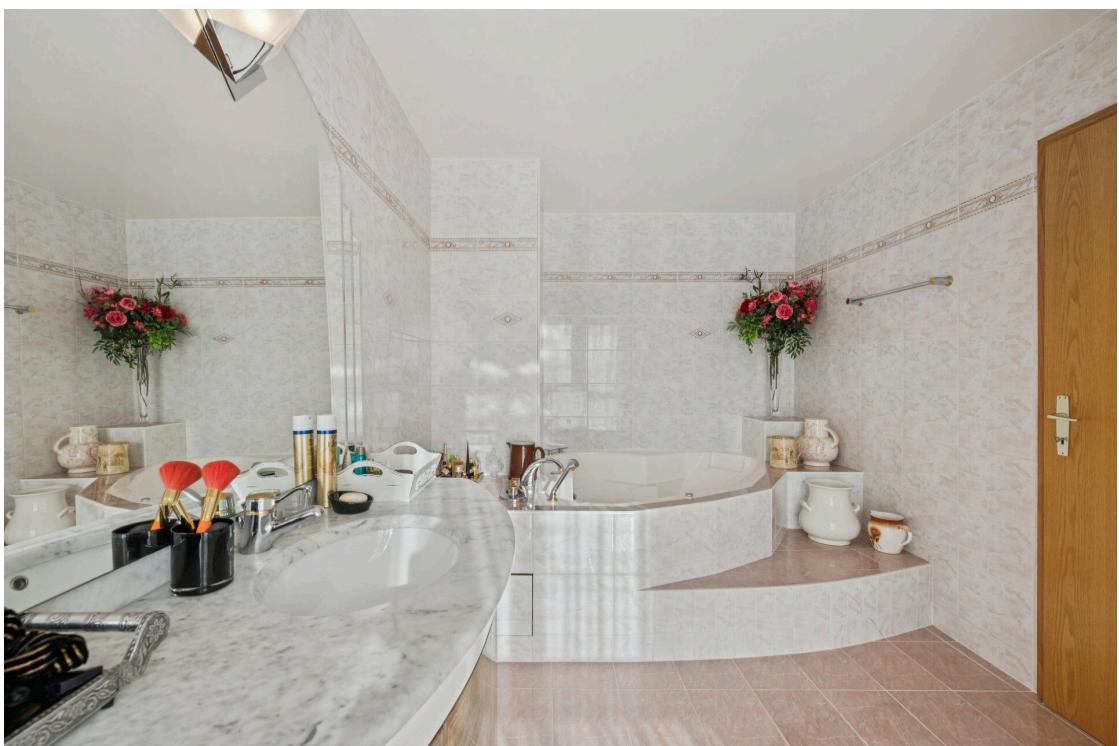
To be discussed

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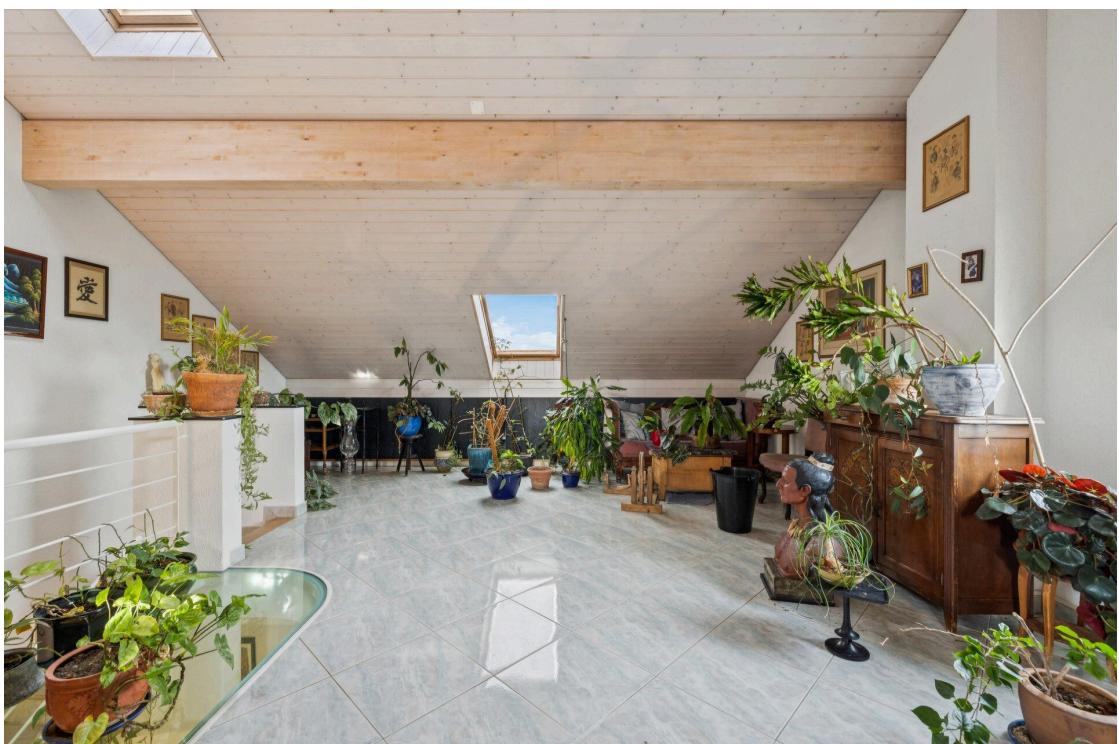
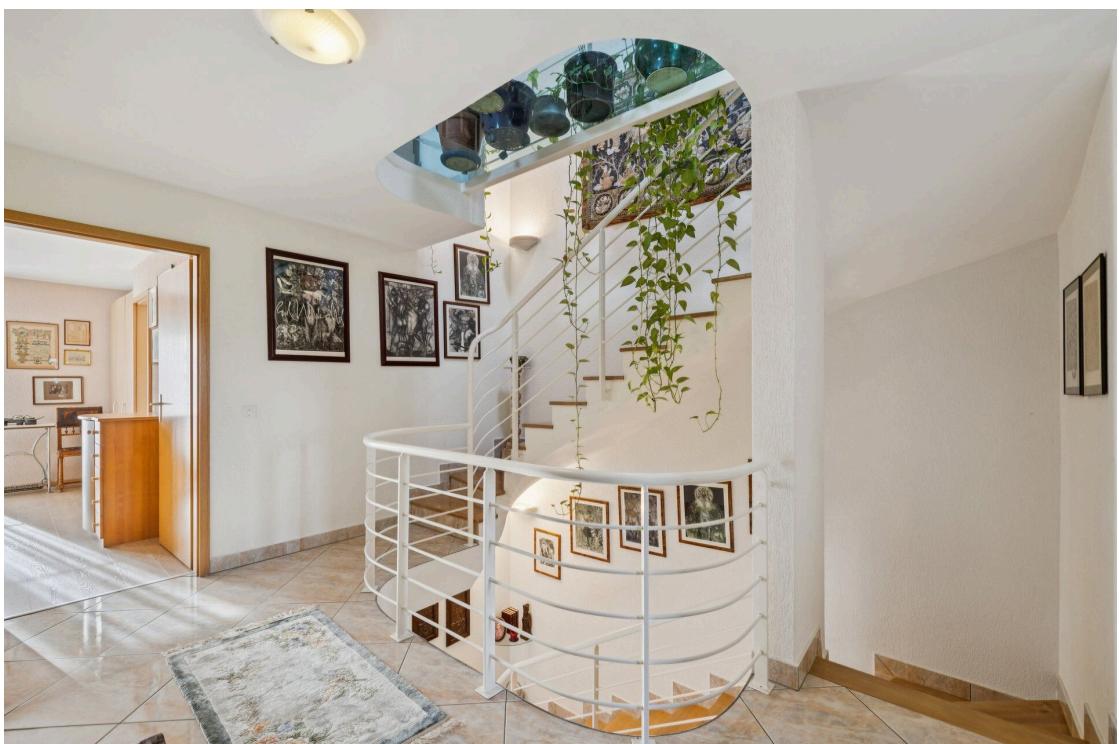


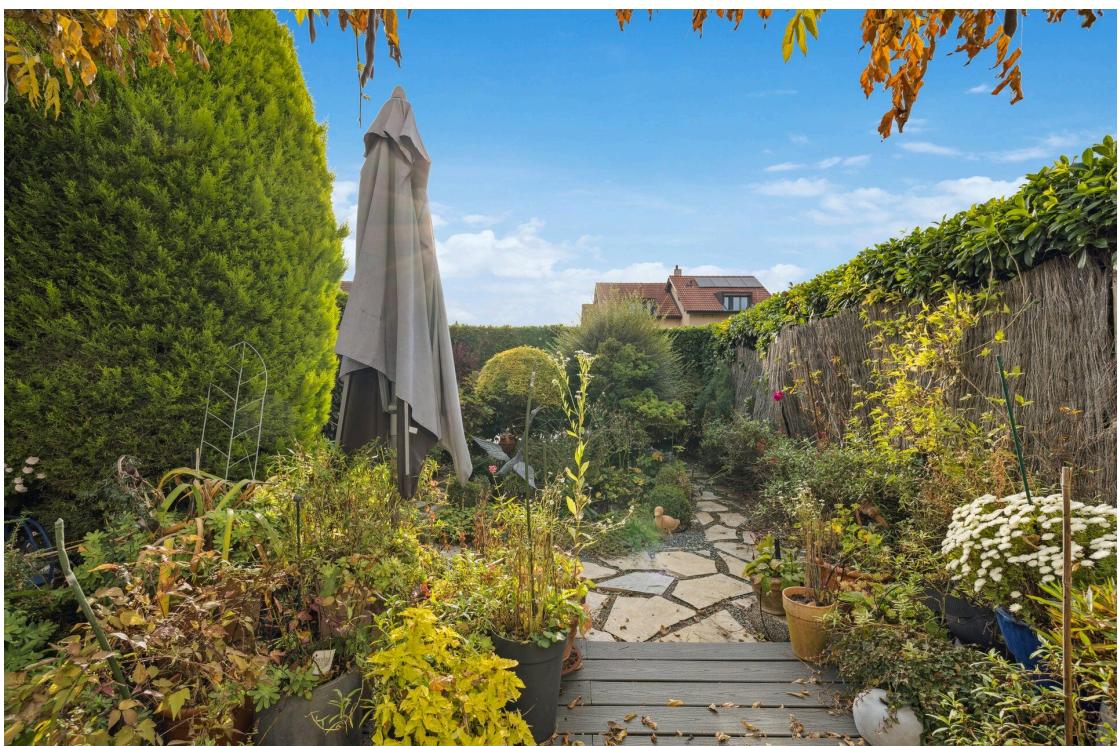


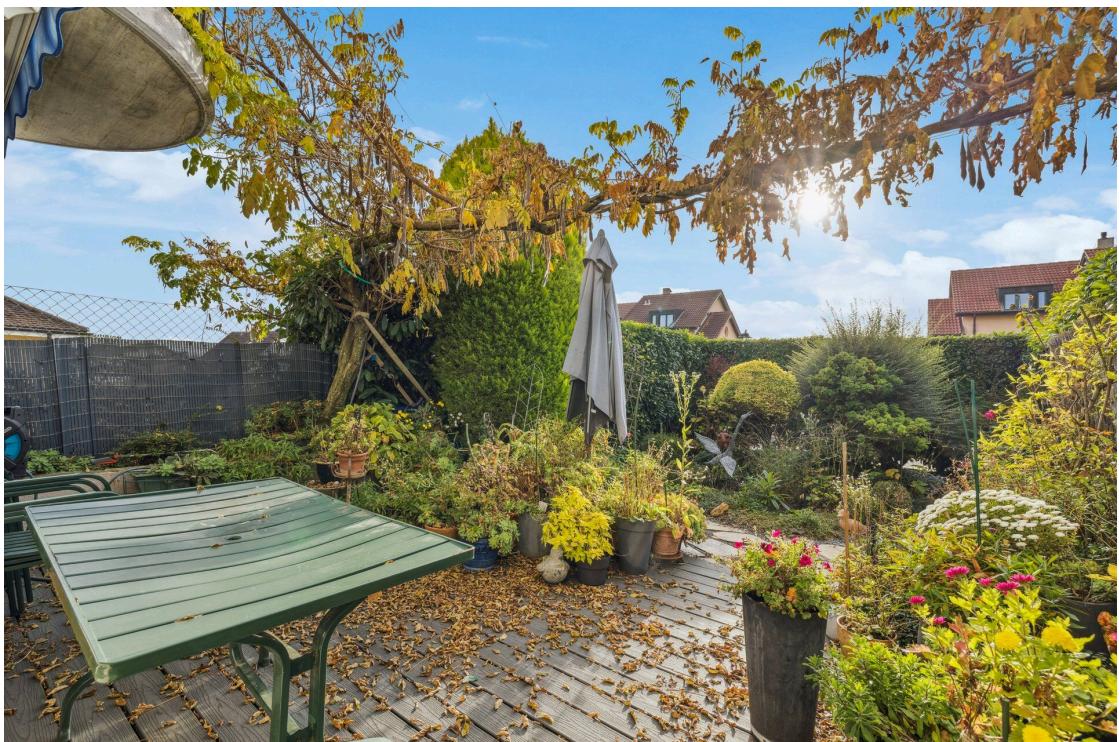












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