

## CRANS (VD)



Villa with lake and Alps views

**CHF 3'900'000.-**



7



4



240 m<sup>2</sup>

n° ref. **036884**



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## SITUATION AND DESCRIPTION

Overlooking Lake Geneva, this magnificent detached villa in Crans offers an idyllic living environment right next to the lake. Built in 1970 and renovated in 2007, it boasts timeless charm, generous volumes and fittings designed for absolute comfort.

Erected on a 1,420 m<sup>2</sup> plot, this property offers 330 m<sup>2</sup> of floor space, including 240 m<sup>2</sup> of living space on two levels. From the moment you enter, light floods into the rooms, highlighting the beauty of the materials used. The spacious living room, with its fireplace and library area, opens onto a balcony offering a breathtaking view of the lake and the Alps. The dining room and large fitted kitchen, with its central island, extend this warm atmosphere and benefit from direct access to a superb covered terrace, ideal for alfresco dining in front of an exceptional backdrop.

The villa includes 4 bedrooms, some with en suite

bathrooms and dressing rooms, offering privacy and comfort. An independent apartment with bedroom, living room, kitchen and shower room allows you to welcome family or guests in complete independence. A separate office, ideal for a professional activity, completes the interior spaces.

Outside, the carefully landscaped garden, several stone terraces and a natural swimming pool heated by solar collectors create an atmosphere of absolute relaxation. An electric gate ensures privacy, while the access courtyard and 4 outdoor parking spaces make it easy to park several vehicles.

This villa offers much more than just a place to live: it offers a true experience, combining comfort, nature and the art of living. A rare opportunity for those who dream of an enchanting setting, just minutes from amenities. Discover it now!

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Crans is a village just a stone's throw from Nyon and 20 minutes from Geneva, with just over 2,000 inhabitants. In fine weather, you can enjoy the beach next to the harbor, as well as the village refreshment bar. A variety of shops, including a grocery store, post office, butcher and delicatessen, hairdresser, restaurants, 2 music schools, general practitioner, pediatrician, physiotherapist and pharmacy make this an attractive community. Not to mention the advantages of an elementary school and library. What's more, every year Crans-près-Céligny hosts the Caribana festival on its banks. Nyon's public transport system will get you to Coppet station or the town of Nyon in around ten minutes.

**SURFACES**

Living area	240 m <sup>2</sup>
Surface of parcel	1420 m <sup>2</sup>
Garden surface	1034 m <sup>2</sup>
Useful surface	330 m <sup>2</sup>
Volume	1127 cbm

- a bedroom or study
- a spacious living room with fireplace and library area with access to the balcony
- a dining room
- a spacious fully equipped kitchen with central island and access to the covered terrace and pool

**CARACTERISTICS**

Number of rooms	7
Number of bedrooms	4
Number of bathrooms	3
Number of toilets	4
Year of construction	1970
Year of restoration	2007
Heating system	Fuel oil
Heating installation	Radiator, Floor

**DISTANCES**

Public transports	382 m
Stores	562 m
Restaurants	678 m

**DISTRIBUTION****Ground floor**

- an entrance hall
- an en suite bedroom with bathroom/wc
- an independent apartment equipped with an en suite bedroom with dressing room, a shower room/wc, a living room and a closed kitchen
- a gravel cellar
- a technical room with condensing boiler/laundry room
- an independent office ideal for a professional activity
- a technical room dedicated to the swimming pool/workshop

**1st floor**

- an entrance hall with built-in wardrobes
- a guest wc
- an en suite bedroom with dressing room and shower room/wc





## OUTSIDE CONVENIENCES

- an electric gate
- an access courtyard with multi-car parking
- 4 outdoor parking spaces
- a garden
- several stone terraces on the ground floor
- a covered stone terrace on the 1st floor
- a stone swimming pool for a natural look, heated by solar collectors

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## NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Harbour
- Beach
- Marina
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Preschool
- Primary school
- Sports centre
- Bike trail

## OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Swimming pool
- Built on a sloping hillside

## INSIDE CONVENIENCES

- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Built-in closet

- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Exposed beams

## EQUIPMENT

- Fitted kitchen
- Kitchen island
- Kitchenette
- Bath
- Shower

## FLOOR

- Tiles
- Parquet floor

## ORIENTATION

- South
- East
- West

## EXPOSURE

- Optimal
- All day

## VIEW

- Unobstructed
- Lake
- Garden
- Mountains
- Alps

## FINANCIAL DATA

**Price**

**CHF 3'900'000.-**

**Availability**

To be discussed

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