

# BEGNINS



Elegance and panoramic views: a unique  
property in Begnins

**CHF 4'700'000.-**

Parking place(s) included



13.5



5



450 m<sup>2</sup>

n° ref. **036452d**



**Switzerland | Sotheby's International Realty**  
Rue de Rive 26, 1260 Nyon

**Victorien Gicquel**  
+41 78 233 83 03  
victorien.gicquel@swsir.ch

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

Absolutely unique contemporary villa located on the heights of Lake Geneva, offering a magnificent view of the lake and the Alps. Come and discover this modern and atypical villa, which was completely renovated in 2011. The excellent taste and quality of the interior fittings will seduce the connoisseur of exceptional properties.

Located in the heart of Begnins on a superbly landscaped plot with trees, this exceptional 3-level property with 5 bedrooms and 5 bathrooms offers around 450 m<sup>2</sup> of living space. Leading through an elegant private entrance, you'll discover beautiful reception rooms opening onto several landscaped, south-facing terraces. The interior features materials of the highest quality, refined decor and light-filled rooms. Various living areas have been carefully designed to appreciate both volume and privacy, as well as the splendid surrounding panorama.

The entire property is in impeccable condition.

If you're looking for modernity and top-of-the-range amenities, you've come to the right place!

This exceptional property, with its breathtaking panoramic views of Lake Geneva and the Alps, is a true masterpiece and will leave no one indifferent!

Located halfway between Geneva and Lausanne, this luxurious property offers Lake Geneva and the Alps as a backdrop, as well as all the necessary comforts in an idyllic setting in the charming commune of Begnins. The property's orientation gives it optimum sunshine, and its peaceful yet central location offers direct access to all amenities. This commune has the incredible capacity to offer its residents everything they need: post office, schools, restaurants, grocery

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store, sporting and cultural activities, etc... In fact, you can reach the freeways in 2 minutes, the towns of Nyon and Gland in 15 minutes and Geneva and Lausanne in 30 minutes.

Renowned for its wine-growing areas, the commune has opted for moderate growth, giving priority to the quality of life of its residents and the purity of its rural landscapes.

**SURFACES**

Living area	450 m <sup>2</sup>
Surface of parcel	1000 m <sup>2</sup>
Garden surface	761 m <sup>2</sup>
Useful surface	663 m <sup>2</sup>
Volume	1736 cbm

**CARACTERISTICS**

Number of flats	1
Number of rooms	13.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	5
Year of construction	2007
Year of restoration	2011
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor
Inside parking place/s	3 included
Outside parking place/s	2 included
Total nb. of parkings	5 included
Parking places	Yes, obligatory

**DISTANCES**

Public transports	235 m
Primary school	1695 m
Stores	500 m
Restaurants	160 m

**DISTRIBUTION****Lower ground floor****East wing**

- Large entrance hall with checkroom
- Laundry and utility room
- Dressing room and storage
- Guest bedroom with en suite shower room and access to terrace
- Distribution corridor with storage and access to upper floor
- Atomic shed used as storage space

- Double garage with storage space and automatic door

**West wing**

- Large guest WC
- SPA area with relaxation lounge, gym, open shower, sauna and panoramic lake view
- Elevator

**Upper ground floor**

Huge, light-filled living room with access to various terraces  
Guest lounge with stove and access to terrace  
TV lounge with access to terrace  
Dining room with access to terrace  
Guest WC  
Superb, large ARCLINEA kitchen with central island, oven, dishwasher, integrated coffee machine, American fridge and access to terrace  
Back kitchen with separate access  
Separate office with bar, superb view of the lake and Alps, access to terrace, can be used as a bedroom and create a bathroom

**1st floor**

- Distribution corridor
- Dressing room
- Shower room with vineyard view
- Bedroom with wardrobe, panoramic view and access to balcony
- Bedroom with wardrobe, panoramic view and access to balcony
- Bedroom with dressing area, en suite bathroom with shower, panoramic view and access to balcony





## OUTSIDE CONVENIENCES

- Single garage
- Roof-top terrace
- Terrace around the property with various exposures and views towards Lausanne and Geneva
- Garden
- Utility room

## REMARKS

The house was built in 2007 and extended in 2011.

Please note that there is no building reserve for this property. A derogation has even been granted to allow construction of the property extension.

**NEIGHBOURHOOD**

- Village
- Green
- Mountains
- Lake
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Nursery
- Preschool
- Primary school

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Annex
- Parking
- Garage

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Guests lavatory
- Dressing
- Cellar
- Sauna
- Fitness room

- Spa
- Swedish stove
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Oven
- Steamer
- Dishwasher
- American Fridge
- Built-in coffee machine
- Gas stove
- Washing machine
- Dryer
- Shower
- Alarm
- Interphone
- Electric gate

**FLOOR**

- Parquet floor
- Stone
- Cast floor

**CONDITION**

- As new

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**FINANCIAL DATA****Price**

CHF 4'700'000.-

**Availability**

To be discussed

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## **VIEW**

- Unobstructed
- Panoramic
- Lake
- Mountains
- Alps

## **STYLE**

- Modern











































