

BURTIGNY



Charming family home in a haven of peace

CHF 2'780'000.-



7.5



6



265 m²

n° ref. **20223**



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SITUATION AND DESCRIPTION

Elegant family property - absolute privacy - country panorama - 2020 construction

Nested in a pastoral environment of rare tranquility, this magnificent 7.5 rooms embodies the perfect blend of nature, contemporary elegance and family comfort.

Located on the heights of Burtigny, just 10 minutes from the freeway and Gland, and less than 20 minutes from Nyon and Rolle, it offers an idyllic living environment, while remaining close to the main roads and amenities.

Erected in 2020, the house features sleek architecture, carefully selected materials and a design that's built to last: high-performance insulation, solar panels, a heat pump and top-of-the-range finishes. An attention to detail that guarantees optimal energy efficiency and impeccable comfort.

Positioned out of sight, at the heart of a private plot of over **3'500 m²**, the property enjoys a superb commanding view over the surrounding countryside. Just 250 meters from the village, it offers absolute privacy in a perfectly preserved green setting.

SURFACES

Living area	265 m ²
Surface of parcel	3566 m ²
Garden surface	3391 m ²
Total surface	310 m ²
Volume	954 cbm
Ceiling height	3 m

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	4
Number of balcony	1
Gross living area	310 m ²
Year of construction	2020
Year of restoration	2023
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump, Solar
Heating installation	Floor
Service costs	CHF 300.-/month
Second home	Non authorized
Energy efficiency	B
Building envelope	B
Communal tax	75 %

ANNEXES**Exceptional exteriors - more than 3,500 sq. m. of nature and serenity**

- Two terraces, one of which faces west to enjoy sunsets
- Large garden with trees, fully enclosed, petanque court
- Bicycle shed and two storage sheds
- Numerous outdoor parking spaces

A rare setting for savoring nature, entertaining, or offering children an incomparable space of freedom.

DISTANCES

Public transports	261 m
Primary school	4151 m

Stores

3055 m

Restaurants

256 m

DISTRIBUTION**Ground floor****Ground floor - A bright, convivial living space**

- Welcoming entrance hall
- Superb living space with fully equipped open kitchen and central island
- Dining room and living room bathed in light thanks to large bay windows
- Swedish stove creating a warm atmosphere
- Visitors' WC and utility/laundry room

The space opens directly onto the west-facing terrace, offering perfect continuity between inside and outside.

1st floor**First floor - The family floor**

- Four beautiful bedrooms
- Full bathroom (bath shower)
- Shower room with shower

2nd floor**Attic - A floor dedicated to parents**

- Bedroom or study
- Superb master suite with Swedish stove
- En-suite bathroom (bath shower)
- Dressing room

An intimate and soothing space, designed as a true private retreat.

Basements**Basement - A perfectly appointed multi-purpose level**

- Large multi-purpose room: games room, fitness, home cinema, workshop or creative studio
- Cellar



MUNICIPALITY

Located on the heights of La Côte, Burtigny is a charming village overlooking Lake Geneva, offering a peaceful living environment surrounded by nature. This haven of peace and quiet also benefits from excellent proximity to urban centers: **Nyon is just 10 minutes away** and the A1 freeway can be reached in a few moments from Gland or Vich.

The village captivates with its friendly atmosphere, unspoilt landscapes and rare quality of life. Perfect for families or anyone wishing to live quietly yet close to amenities, Burtigny combines rural charm with accessibility.

CONSTRUCTION

Built with care in 2020, this house combines quality materials and finishes with a sustainable and energy-efficient design. Attention to insulation and the choice of equipment such as solar panels and a heat pump

help minimize its ecological footprint. Ideally oriented, it benefits from generous natural light thanks to large windows and bay windows, creating a seamless connection between the living spaces and the surrounding nature.

REMARKS

This unique property harmoniously combines tranquility, comfort, and character, offering an exceptional living environment where every detail has been thoughtfully designed for your well-being.

NEIGHBOURHOOD

- Village
- Green
- Bus stop
- Primary school
- Secondary school
- Horse riding area

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Gardenhouse
- Parking
- Visitor parking space(s)
- Petanque ground
- Built on even grounds

INSIDE CONVENIENCES

- Without elevator
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Workshop
- Craft room
- Recreationroom
- Built-in closet
- Mosquito screen
- Heating Access
- Swedish stove

- Double glazing
- Bright/sunny
- Natural light
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Washing machine
- Dryer
- Bath
- Shower
- Photovoltaic panels
- Optic fiber
- Electric blind
- Electric car terminal
- Alarm
- Interphone
- Central vacuum
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

FINANCIAL DATA

Price

CHF 2'780'000.-

Availability

To be discussed

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ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Good
- All day

VIEW

- Nice view
- Clear
- Far view
- With an open outlook
- Rural
- Garden
- Fields
- Forest
- Jura

STYLE

- Classic
- Character house



A haven of peace



Beautiful living room opening onto terrace



Entrance hall



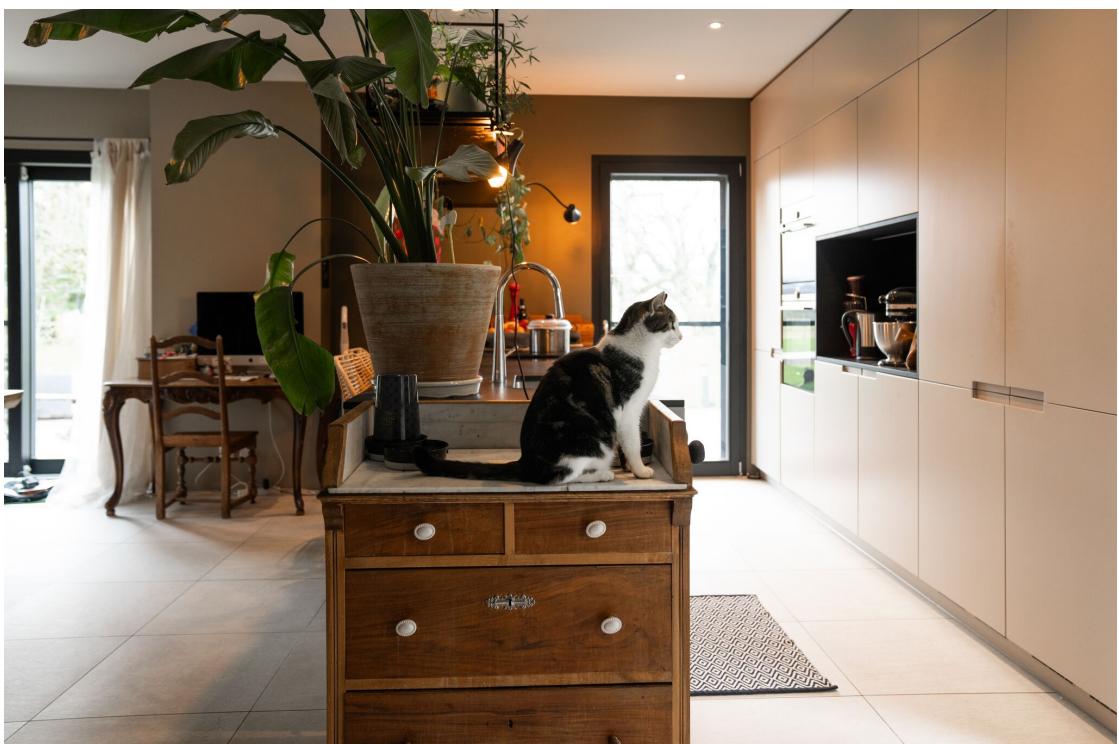
Dining table with open kitchen



Large living room



Fully equipped kitchen



Kitchen



Beautiful custom-made staircase



Room



Room



Room



Bathroom



Floor



Room



Master bedroom



Bathroom master bedroom



Games room or cinema