

ARZIER-LE MUIDS



Detached house with panoramic lake view!

CHF 2'290'000.-



8.5



4



270 m²

n° ref. **035948**



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SITUATION AND DESCRIPTION

Discover this detached house nestled in the commune of Arzier, offering breathtaking panoramic views of Lake Geneva. This rare gem welcomes you with its generous spaces and dazzling brightness, ideally located in the lower part of the village, where calm and serenity reign supreme.

Interior, let yourself be seduced by rooms bathed in light, creating a warm and welcoming atmosphere. The vast volume offers unrivalled comfort, perfect for creating unforgettable memories with family and friends.

The three generous bedrooms invite you to rest and relax. Two balconies, each with a different exposure, offer enchanting panoramas of the surrounding area, allowing you to enjoy the natural surroundings at any time of day.

The lush garden and sunny terrace are havens of peace, perfect for balmy summer evenings. Add to this a Jacuzzi, and you have the perfect place to relax and recharge in complete privacy, gazing up at the twinkling stars above the lake.

This home benefits from recent renovation, which respects the environment. Equipped with a heat pump and ecological insulation, it offers a sustainable and eco-responsible living environment, in perfect harmony with the surrounding nature.

Don't miss this unique opportunity to acquire a piece of paradise in the heart of the village of Arzier. Contact us today to schedule your visit and let yourself be charmed by the unrivalled charisma of this exceptional residence.

Located on the heights of Nyon, the charming

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commune of Arzier is set in a magnificent green setting and absolute peace and quiet. The freeway entrances (Nyon and Gland) are only 10 minutes away by car. Easy access to Nyon station, thanks to the little train that links Arzier to Nyon, with connections to Geneva and Lausanne

SURFACES

Living area	270 m ²
Surface of parcel	1326 m ²
Garden surface	980 m ²
Volume	1148 cbm

CARACTERISTICS

Number of flats	2
Number of floors above ground	2
Number of rooms	8.5
Number of bedrooms	4
Number of bathrooms	4
Number of balcony	2
Year of construction	1983
Year of restoration	2023
Heating system	Heat pump
Second home	Non authorized
Energy efficiency	C
Building envelope	B
Basements	1
Parking places	Yes, obligatory

DISTANCES

Public transports	465 m
Primary school	3630 m
Stores	1185 m
Restaurants	625 m

DISTRIBUTION**Ground floor**

- Entrance hall
- Guest WC
- Large closed kitchen with pantry and access to outside area
- Large living room with fireplace and access to terrace
- Dining room with access to terrace

1st floor

- Distribution hall
- Large bedroom with balcony, panoramic lake view, built-in wardrobes
- Large shower room with velux
- Bedroom with wardrobes
- Bedroom with wardrobes and balcony, en-suite shower room

Basements

- Double garage
- Technical room
- Workshop
- Large storage room
- Independent studio with access, living room, kitchenette and shower room



OUTSIDE CONVENIENCES

- Large garden
- 2 large terraces with optimal exposure and canvas
- Inner courtyard with 2 Tesla car chargers
- Electric gate
- Garden shed
- PAC
- BBQ area
- Breathtaking view

- Installation of the electric gate
- Interior painting

The cost of the work amounts to around CHF 100,000.- and the list is not exhaustive

REMARKS

The house has been maintained over the years by the current owners and is in good condition.

Work carried out by the owner:

- Insulation of the house
- Installation of the air/water heat pump

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Lake
- Shops/Stores
- Restaurant(s)
- Railway station
- Playground
- Nursery
- Preschool
- Primary school

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Guests lavatory
- Fireplace
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Washing machine
- Dryer

- Shower
- Bath
- Electric gate

FLOOR

- Tiles
- Parquet floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Garden
- Mountains
- Alps

FINANCIAL DATA**Price**

CHF 2'290'000.-

Availability

To be discussed

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