

# PERROY



Rare and exclusive waterfront property

## Price upon request



10



5



500 m<sup>2</sup>

n° ref. **038708**



Switzerland | Sotheby's International Realty  
Grand-Rue 102, 1110 Morges

**Ludovic Siegwart**

+41 79 576 91 16

[ludovic.siegwart@swsir.ch](mailto:ludovic.siegwart@swsir.ch)

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY



## SITUATION AND DESCRIPTION

This exceptional property nestled on the shores of Lake Geneva on a plot of approximately 5000 m<sup>2</sup>, offers a unique experience. With breathtaking views of Lake Geneva and the Alps and direct access to the water, it is a true haven for those in search of serenity. Renovated in 2011, this home features elegant, classic architecture.

You'll be seduced by the spacious living areas, bathed in natural light thanks to the many south-facing bay windows. From virtually every room, you'll enjoy magnificent views of the pool, garden and Lake Geneva.

The first floor features a large family kitchen with island, a beautiful living room with fireplace and cathedral ceiling, a study with built-in bookcase, an en suite bedroom with bathroom and an en suite master bedroom with bathroom and dressing room.

On the 1<sup>er</sup> floor, you'll enjoy two en suite bedrooms each with their own bathroom and dressing room, as well as a spacious room ideal for making a third bedroom, playroom or office.

The basement offers several storage rooms, as well as a TV lounge with fireplace, a gym and a sauna with shower.

Outdoors, a garden features a variety of trees and flowers, creating a peaceful, harmonious and private setting. A terrace overlooking the lake provides an ideal space to relax and enjoy the spectacular view. A magnificent heated swimming pool enhances the exterior.

For those who enjoy nautical activities, a large boat garage with rails makes it easy to enjoy the waters of

[www.switzerland-sothebysrealty.ch](http://www.switzerland-sothebysrealty.ch)

Switzerland

**Sotheby's**  
INTERNATIONAL REALTY

Lake Geneva. A private pontoon is also available.

The amenities of this villa include two double garages, an inner courtyard that can accommodate several cars and a private entrance secured by an electric gate.

In short, this unique property reflects everything you would expect from lakeside living. Indeed, it's rare to find a property in such an exclusive and privileged environment.

Located in the heart of the Côte region, the commune of Perroy benefits from all amenities just 5 minutes away by car, including motorway access to Rolle and/or Aubonne. The Signal de Bougy golf course, park and restaurant are just ten minutes away. The International School of La Côte and Le Rosey are also in the immediate vicinity. Geneva airport can be reached in 25 minutes.

**SURFACES**

Living area	500 m <sup>2</sup>
Surface of parcel	4956 m <sup>2</sup>
Garden surface	3962 m <sup>2</sup>
Useful surface	700 m <sup>2</sup>
Volume	2566 cbm

**CARACTERISTICS**

Number of rooms	10
Number of bedrooms	5
Number of bathrooms	5
Year of construction	1950
Year of restoration	2011
Heating system	Gas
Domestic water heating system	Solar
Heating installation	Floor
Second home	Non authorized

**ANNEXES**

- 2 garages for 2 cars (4 places in total)
- A very large boat garage with rails
- A private pontoon

**DISTANCES**

Station	1239 m
Public transports	207 m
Primary school	2401 m
Secondary school	4545 m
Stores	1203 m
Restaurants	98 m

**DISTRIBUTION****Ground floor**

- A spacious entrance hall
- A guest toilet
- A checkroom area
- A distribution corridor
- An en suite bedroom with shower room/wc
- An en suite master bedroom with dressing room, bathroom/shower/jacuzzi/wc

- An office with magnificent built-in bookcase
- A spacious living/dining room with high ceilings and fireplace
- A closed, fully-equipped kitchen
- A second dining room

**1st floor**

- A first-floor hall with balcony
- An en suite bedroom with shower room/wc, dressing room and study
- An en suite bedroom with bathroom/wc, dressing room and study
- A spacious room ideal for a games room, tv lounge, study or bedroom

**Basements**

- One available
- A games room/lounge with fireplace
- A large cellar/dining-dining
- A laundry room
- A storage room
- A technical room dedicated to heating
- A fitness room
- A sauna
- A walk-in shower room/wc
- A technical room dedicated to the swimming pool
- Independent access



## OUTSIDE CONVENIENCES

- An inner courtyard
- An electric gate
- A beautifully manicured and fully fenced garden
- A very large lakeside terrace
- A heated swimming pool
- Automatic watering system
- Outdoor lighting
- A pond

**NEIGHBOURHOOD**

- Villa area
- Park
- Green
- Lake
- Harbour
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Highway entrance/exit
- Child-friendly
- Preschool
- Primary school
- Secondary school
- International schools

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Bench
- Quiet
- Greenery
- Pond
- Waterfront
- Garage
- Swimming pool

**INSIDE CONVENIENCES**

- Open kitchen

- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Storeroom
- Sauna
- Fitness room
- Recreationroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Shower
- Bath
- Electric garage door
- Electric gate
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good

**FINANCIAL DATA****Price****Availability****Price upon request**

Immediate

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Clear
- Lake
- Garden
- Mountains
- Alps



Garden



Property



Dining room



Salon



Salon



Office



Swimming pool



Property



Kitchen



Bedroom en suite



Bathroom



Dressing room



Bedroom en suite



Bathroom



Entrance hall



Floor hall



View from the north balcony



Bedroom en suite



Bathroom



Bedroom en suite



Workshop/office/playroom



TV lounge / gym



View from 1st floor



Boat garage



Property



View from the lake