

NYON



Maison de Maître with lots of character

CHF 3'490'000.-



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324 m²

n° ref. **039227**



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SITUATION AND DESCRIPTION

Just a stone's throw from Nyon town center, we offer you this magnificent Maison de Maître with its undeniable charm and cachet.

Built around the 1940s, this residence has been entirely renovated by the current owners. It boasts spacious rooms and a very advantageous floor area.

On the first floor, the house welcomes you with its large entrance hall, typical of the sumptuous and luxurious homes of yesteryear, which distributes a living room with its fireplace, a first kitchen and a guest toilet. Next, a second, fully-equipped kitchen and dining room.

On this same level, an annex includes a bar/games room, a small fitness room and to complete this level a beautiful enclosed summer kitchen with an

authentic wood-fired pizza oven and terrace.

On the second floor, the sleeping area is made up of four spacious and comfortable bedrooms as follows:

- A small kitchen,
- A dressing room,
- A bedroom currently used as an office and occasional living room with a terrace,
- A master bedroom with a stove that will warm up your winter nights and a balcony,
- Two further bedrooms,
- A lavatory,
- A vast bathroom with double washbasin, shower and a real Jacuzzi*.

The second floor completes this beautiful character

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building with three large bedrooms as follows:

A bedroom/home cinema,
A bathroom WC- shower with underfloor heating
A bedroom
A dressing room
A bedroom
A bathroom with bath, WC and underfloor heating.

In the basement, a carnotzet will bring to life good festive and convivial moments with family or friends. For cigar lovers, the smoking room is already ready! It's waiting for you!

The exterior is beautifully manicured and planted with trees. The outdoor lounge, facing the illuminated, heated swimming pool, and the pool house are a real invitation to relaxation and pleasure. I certainly won't forget to tell you about the outdoor Jacuzzi, which is hidden away in a part of the property that's absolutely out of sight.

A garage and a carport with two parking spaces complete and finish off the property.

At the end of the day, we find ourselves in the presence of a home that will leave no one unmoved, entirely renovated with care and quality materials, so we can't wait to show you around

SURFACES

Living area	324 m ²
Surface of parcel	2806 m ²
Garden surface	2538 m ²
Net surface	324 m ²
Underground surface	60 m ²
Useful surface	598 m ²
Volume	1644 cbm
Ceiling height	2.6 m

CHARACTERISTICS

Number of floors above ground	2
Number of rooms	11
Number of bedrooms	7
Number of bathrooms	5
Number of toilets	5
Number of balcony	1
Number of terraces	1
Year of construction	1945
Year of restoration	2006
Second home	Non authorized
Construction zone	intermédiaire

DISTANCES

Public transports	340 m
Primary school	620 m
Stores	1060 m
Restaurants	160 m

DISTRIBUTION**Ground floor**

On the first floor, the house welcomes you with its large entrance hall, typical of the lavish and luxurious houses of yesteryear, which distributes a living room and its fireplace, a first kitchen and a guest WC. A second, fully equipped kitchen and dining room follow.

On the same level, an annex includes a bar/games room, a small fitness room and, to complete this level, a beautiful enclosed summer kitchen with an authentic wood-fired pizza oven and terrace

1st floor

On the first floor, the sleeping area comprises four spacious and comfortable bedrooms as follows:

A small kitchen,

A dressing room,

A bedroom currently used as an office and occasional living room with a terrace,

A master bedroom with a stove that will warm up your winter nights and a balcony,

Two further bedrooms,

A lavatory,

A vast bathroom with double washbasin, shower and a real Jacuzzi*

2nd floor

The second floor completes this beautiful character building with three large bedrooms as follows:

One bedroom/home cinema,

One bathroom WC- shower with underfloor heating

One bedroom

One dressing room

One bedroom

One bathroom with bath, WC and underfloor heating

Basements

In the basement, a carport will bring festive and convivial moments to life with family and friends.

For cigar lovers, the smoking room is already ready! It's waiting for you!

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LOCATION

The property is a 10-minute walk from Nyon town center and railway station, or a 5-minute drive, including parking.

The town of Nyon is just 20 minutes from Cointrin international airport

MUNICIPALITY

The commune of Nyon is home to around 20,000 inhabitants, "Les Nyonnais". With its lively Saturday morning market, its wide range of service companies, health services, restaurants, sports facilities and associations, and its wonderful lakeside setting, Nyon is sure to please

PUBLIC TRANSPORT

Nyonnais transport services are excellent throughout the Nyon district, including the property. Nyon station is 4 minutes away by bus or car

OUTSIDE CONVENIENCES

Illuminated heated pool,
Jacuzzi,
Outdoor lounge
Pool house
Outdoor wi-fi
Video surveillance cameras
Alarm
Visiophone

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PROXIMITY

- Village
- Green
- Mountains
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Museum
- Theatre
- Concert hall
- Religious monuments
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Fence
- Gardenhouse
- Covered parking space(s)
- Garage
- Visitor parking space(s)
- Swimming pool
- Jacuzzi
- Built on even grounds
- Barbecue
- Pizza Oven

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Visitor parking space(s)
- Open kitchen
- Guests lavatory
- Dressing
- Pantry
- Cellar
- Wine cellar
- Carnotzet
- Storeroom
- Jacuzzi
- Fitness room
- Swimming pool
- Recreationroom
- Fireplace

FINANCIAL DATA

Price

CHF 3'490'000.-

Availability

To be discussed

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- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchenette
- Bath
- Shower
- Outdoor lighting
- Home automation

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Rural
- Garden

STYLE

- Character house





















