

ARZIER-LE MUIDS



Superb two-family villa with breathtaking lake views

CHF 2'790'000.-



6.5



4



250 m²

n° ref. **043633**



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

Silvia Mueller
+41 79 962 98 40
silvia.mueller@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

Nestled in the foothills of the Jura mountains, at an altitude of 870 m, the commune of Arzier-Le Muids offers a privileged living environment between nature and panoramic views of Lake Geneva and the Alps.

The village boasts local shops, schools and a train station on the Nyon-Saint-Cergue line, guaranteeing rapid access to Nyon, Geneva and Lausanne.

With its forests, mountain pastures and open landscapes, Arzier-Le Muids appeals to families and nature lovers alike in search of calm, authenticity and quality of life.

Located in a peaceful residential neighborhood, surrounded by greenery, this property rises in a dominant position offering a unique panorama of Lake Geneva and the Alps.

Thanks to the natural slope of the land and its south-facing aspect, every room enjoys an unobstructed

view as well as optimal sunshine. Built on a plot of **1'859 m²**, it comprises **two separate dwellings**: a main villa and a small shepherd's cottage with old-world charm.

Main villa

Built on three levels, it offers:

- **Lower ground floor:** an en suite bedroom with dressing room, Italian bath/shower/WC and direct access to the terrace, a living room with large fireplace, a semi-open kitchen with pantry, a laundry room as well as a guest WC.
- **Upper ground floor:** two double en-suite bedrooms, built-in wardrobes in hallway, one of which with access to the balcony.
- **Basement:** a cellar, a PC shelter, a ski room and a garage for 4 cars.

Chalet

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The independent chalet comprises a kitchenette, living room, bedroom, bathroom/WC and a bright winter garden/veranda.

A unique property, offering vast potential for development and personalization by merging the two dwellings.

SURFACES

| | |
|--|---------------------|
| Living area | 250 m ² |
| Surface of parcel | 1859 m ² |
| Garden surface | 1482 m ² |
| Ground surface of building [m ²] | 135 m ² |
| Volume | 1143 cbm |

CARACTERISTICS

| | |
|-------------------------------|-------------|
| Number of rooms | 6.5 |
| Number of bedrooms | 4 |
| Number of bathrooms | 4 |
| Number of toilets | 5 |
| Number of balcony | 1 |
| Number of terraces | 1 |
| Year of construction | 1960 |
| Year of restoration | 2007 |
| Heating system | Electricity |
| Domestic water heating system | Electricity |
| Heating installation | Radiator |

ANNEXES

Chalet adjoining the main house, comprising:

- A kitchenette
- A living room
- A bedroom
- A conservatory/veranda
- A bathroom with WC

DISTANCES

| | |
|------------------|--------|
| Nursery school | 500 m |
| Primary school | 850 m |
| Secondary school | 6500 m |
| Stores | 875 m |
| Restaurants | 960 m |

DISTRIBUTION**Lower ground floor**

- An en-suite bedroom with dressing room, shower/bath/WC with access to terrace
- A living/dining room with large fireplace

- A semi-open fitted kitchen with dining area and breakfast bar, adjoining pantry and separate laundry room
- A guest WC

Upper ground floor

- A main entrance with reception area and hallway
- An en suite bedroom with bathroom/WC and balcony access
- An en suite bedroom with shower room/WC
- A garret access
- A large loft-like space offering additional storage possibilities
- A kitchenette
- A bedroom
- Independent chalet entrance
- A bathroom/WC
- A living room with winter garden

Basements

- A garage for four vehicles
- A cellar
- A ski room
- A PC shelter



CONSTRUCTION

Concrete structure, complemented by brick and wood elements.

OUTSIDE CONVENIENCES

- panoramic views of Lake Geneva and the Alps
- a main terrace with remote-controlled awning
- a flat, well-kept garden
- young fruit trees: apple trees, cherry trees, flat peach trees
- a vegetable garden
- a decorative water feature
- a 2nd terrace at the front of the property to catch the evening sun
- Petanque Court
- an access courtyard with bridge, able to accommodate several vehicles

REMARKS

Renovation in 2007:

- Expansion of basement and installation of retaining wall
- Renovation of master bedroom
- Glazing on balcony

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Residential area
- Post office
- Restaurant(s)
- Railway station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Parking
- Visitor parking space(s)

INSIDE CONVENIENCES

- Garage
- Eat-in-kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Garret

- CP-Shelter
- Recreationroom
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Oven
- Dishwasher
- Connections for washing tower
- Shower
- Bath

FLOOR

- Tiles
- Parquet floor

CONDITION

- Good
- In it's current state

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA**Price****CHF 2'790'000.-****Availability**

To be discussed

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VIEW

- Panoramic
- Lake
- Garden
- Alps

STYLE

- Character house











