

ST-GEORGE



Villa and building plot: calm, nature and lake view

CHF 3'050'000.-



6.5



5



~300 m²

n° ref. **045295D**



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SITUATION AND DESCRIPTION

Saint-George is a charming village in the Nyon district, situated at an altitude of almost 940 m. It offers a peaceful living environment, surrounded by forests and trails, with superb views of the Alps and Lake Geneva.

The village boasts a **picerie/fromagerie**, a **auberge-restaurant**, as well as several local artisans. Residents enjoy easy access to **Nyon, Gland and Rolle** thanks to regular bus routes.

As for schools, Saint-George is part of the **groupement scolaire de l'Esplanade (AISE)** and offers a **cantine** as well as an **accueil parascolaire**. A **Montessori school** is also present in the commune.

Saint-George is appreciated for its many outdoor activities: cross-country skiing, snowshoeing, tobogganing, hiking and climbing.

The historic mill and its craft museums testify to the richness of the local heritage.

An ideal village for families or anyone seeking calm, nature and authenticity close to the urban centers of La Côte.

Distribution of the villa with plot of 1'170 m²:

Basement:

- Entrance hall
- Bedroom 1
- Laundry/technical room
- Cellar
- Purpose room (office/library)
- Bedroom 2 with terrace access

Ground floor:

- Living room with lake / Alps view and balcony access
- Large veranda with lake / forest view
- Master bedroom with dressing room, shower room (walk-in shower), 1 basin and WC
- Bathroom with 1 basin and WC
- Old entrance (2 entrance) / storeroom

1st floor:

- Bedroom 4 with built-in wardrobes
- Bathroom with 1 basin and WC
- Galetas
- Large bedroom 5 with wall-to-wall wardrobes and lake view

Annexes:

- Wooden cabin
- BBQ area
- Covered for 2 cars
- 3 to 4 outdoor parking spaces

Buildable plot of 1,156 m² (CUS 0.25 - maximum authorized living area: 289 m², i.e. approx. 2 x 144 m² subject to 6 m distance from property line).

The number of habitable levels is limited to three: first floor, second floor and converted attic. The first floor will be integrated into a masonry basement.

The height of the cornice is limited to 6.5 m, measured on the downstream façade.

More information available on request.

SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 2326 m ²
Balcony Surface	~ 15.2 m ²
Garden surface	~ 2008 m ²
Volume	~ 751 cbm

CARACTERISTICS

Number of rooms	6.5
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Year of construction	1969
Year of restoration	2023
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator, Floor

ANNEXES

- Wooden cabin
- BBQ area
- Covered for 2 cars
- 3 to 4 outdoor parking spaces

DISTANCES

Public transports	330 m
Restaurants	305 m

DISTRIBUTION

Ground floor

- Living room with lake / Alps view and access to balcony
- Large veranda with lake / forest view
- Master bedroom with dressing room, shower room (walk-in shower), 1 washbasin and WC
- Bathroom with 1 washbasin and WC
- Old entrance (2 entrance) / storeroom
- Bedroom 3 with built-in wardrobes
- Bathroom with 1 washbasin and WC
- Galetas

- Large bedroom with wall-to-wall wardrobes and lake view

1st floor

- Bedroom 4 with built-in wardrobes
- Bathroom with 1 basin and WC
- Galetas
- Large bedroom 5 with wall-to-wall wardrobes and lake view

Basements

- Entrance hall
- Bedroom 1
- Laundry/technical room
- Cellar
- Purpose room (office/library)
- Bedroom 2 with terrace access

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Fog-free
- Residential area
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Ski piste
- Ski lift
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Covered parking space(s)
- Visitor parking space(s)
- Barbecue

INSIDE CONVENIENCES

- Eat-in-kitchen
- Open kitchen
- Guests lavatory

- Dressing
- Veranda
- Cellar
- Wine cellar
- Recreationroom
- Unfurnished
- Built-in closet
- Swedish stove
- Double glazing
- Triple glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Ceramic glass cooktop
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Photovoltaic panels
- Alarm
- Oversee camera

FLOOR

- Tiles
- Parquet floor

FINANCIAL DATA

Price

CHF 3'050'000.-

Availability

To be discussed

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CONDITION

- Renovated
- In its current state

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

VIEW

- Panoramic
- Lake
- Alps

STYLE

- Modern















