

ST-GEORGE



Renovated detached villa in St-George

CHF 1'950'000.-



3.5



2



~140 m²

n° ref. **042183**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Located in a peaceful setting outside the village of St-George, this 3.5-room detached villa offers a rare living environment, combining modern comfort and serenity. Built on a beautiful 1'307 m² plot, it benefits from an ideal south-west orientation, guaranteeing optimal sunshine throughout the day.

Completely renovated between 2020 and 2025, this 140 m² house features two bedrooms, including a spacious master suite with dressing room, bathroom/shower, WC and direct access to the terrace. All renovations have been carried out with quality materials, right down to the smallest detail - the new kitchen (2025) is a perfect example.

The exteriors have been carefully landscaped to take full advantage of the natural setting without any overlooking: two terraces, a pizza oven, a pergola area with fountain, and a garden-level Jacuzzi create a truly

relaxing atmosphere. A double garage with electric vehicle charging station, a cellar, a carnotzet, and six outdoor parking spaces complete this property.

This type of property, rare on the market, will perfectly suit people looking for tranquility, a well-kept living environment and a generous exterior, while remaining less than 15 minutes from the amenities of Aubonne and Etoy.

SURFACES

Living area	~ 140 m ²
Surface of parcel	~ 1307 m ²
Garden surface	~ 1083 m ²

CHARACTERISTICS

Number of flats	1
Number of floors above ground	2
Number of rooms	3.5
Number of bedrooms	2
Number of bathrooms	2
Number of toilets	3
Number of balcony	1
Number of terraces	2
Year of construction	1975
Year of restoration	2025
Heating system	Electricity, Pellets
Domestic water heating system	Electricity
Heating installation	Floor, Stove
Construction zone	Habitation de très faible densité
Altitude	844 m
Parking places	Yes, obligatory

DISTANCES

Public transports	202 m
Primary school	1772 m
Stores	1570 m
Restaurants	1545 m

DISTRIBUTION**Ground floor**

- An entrance hall with wardrobe.
- A fully equipped open kitchen.
- A dining area with fireplace.
- A pellet stove.
- A living room/TV area.
- A southwest-facing balcony with lake view.
- A shower room with WC.

Garden floor

- A large master suite with dressing room, bathtub, shower and toilet.
- A second bedroom.
- A visitor's toilet.
- A laundry area and utility room.
- Access to the crawl space under the house.

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LOCATION

The commune of Saint-George, located in the canton of Vaud, offers a peaceful, rural setting. Well-connected to Nyon and Geneva by road, it benefits from convenient accessibility to nearby major cities. Saint-George is surrounded by natural landscapes, including forests and meadows, ideal for outdoor activities. The commune has basic services, such as an elementary school, some local shops and sports facilities. It's a tranquil location, perfect for those seeking a quiet life yet close to urban amenities.

- A garden shed.
- A double garage with electric vehicle charging station.
- A jacuzzi area.
- A cellar.
- A carnotzet.

OUTSIDE CONVENIENCES

- A large fenced garden.
- A terrace with covered area, pizza oven and fountain.

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Mountains
- Bus stop
- Primary school
- Cross-country ski trail
- Hiking trails
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Annex
- Shed
- Garage
- Jacuzzi
- Pizza Oven

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Carnotzet
- Built-in closet
- Water softener
- Heating Access
- Fireplace
- Swedish stove

- Double glazing
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Induction cooker
- Oven
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Built-in coffee machine
- Washing machine
- Dryer
- Connections for washing tower
- Bath
- Shower
- Electric blind
- Electric car terminal
- Electric garage door
- Outdoor lighting

FLOOR

- Tiles

CONDITION

- Renovated

ORIENTATION

- South
- West

FINANCIAL DATA**Price**

CHF 1'950'000.-

Availability

To be discussed

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EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Valley view
- With an open outlook
- Lake
- Forest
- Mountains
- Alps











