

# GINGINS



Mansion in the heart of a sumptuous park  
with lake view

**Price upon request**



16



8



1000 m<sup>2</sup>

n° ref. **12752**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausanne

**François Sanchez**  
+41 79 533 92 29  
francois.sanchez@swsir.ch



## SITUATION AND DESCRIPTION

This magnificent property is located on the heights of the Waldensian village of Gingins, and thus enjoys a spectacular view of the surrounding countryside, the Lake Geneva basin and Mont-Blanc.

The Maison de Maître, located in a sumptuous park of various secular species, enjoying absolute calm, has been completely and meticulously renovated.

Future buyers will be able to enjoy optimal lighting thanks to the many bay windows and various panoramas that extend as far as the eye can see. In addition, they will enjoy luxurious comfort thanks to top-of-the-range construction materials and the latest home automation technology.

The complex consists of sixteen rooms, the reception rooms occupy the ground floor and the night part is on the first floor.

An elevator serves all above-ground levels.

The property is decorated with a landscaped garden, an outdoor swimming pool with its pool house, a tennis court and a charming accro-branche course that will delight the children. The park, planted with century-old trees, will give you absolute privacy without any vis-à-vis.

Two enclosed garages and multiple possibilities for outdoor parking complete this residence.

It is a unique property that will satisfy its future owners, combining an extraordinary situation, top-of-the-range services and large volumes. At the first visit the charm will work and it will be impossible to resist it.

**SURFACES**

Living area	1000 m <sup>2</sup>
Surface of parcel	38776 m <sup>2</sup>
Volume	3551 cbm

**CHARACTERISTICS**

Number of floors above ground	3
Number of rooms	16
Number of bedrooms	8
Number of bathrooms	11
Number of balcony	1
Year of construction	1980
Year of restoration	2000
Second home	Non authorized
Basements	1

**DISTANCES**

Public transports	789 m
Stores	697 m

**DISTRIBUTION****Ground floor**

- Large entrance hall
- Cloakroom with guest WC
- Laundry room
- Dining room with fireplace
- Kitchen with dining area and cellar
- Gigantic living room with central aquarium and cathedral ceiling
- 2 offices

**1st floor**

- Large clearance
- Master bedroom with dressing room for Madam and dressing room for Sir, complete bathroom and separate WC
- Fitness room
- Shower room with sauna
- Bedroom with shower room, dressing room and balcony

- Bedroom / dressing room with access to the mezzanine and the shared bathroom
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**2nd floor**

- Spacious games room, home cinema, bar, music.
- En suite bedroom with dressing room and bathroom
- Cooking
- Living room
- Shower room
- Bedroom with separate WC

**Basements**

- Technical room
- Wine cellar
- Cellar





## OUTSIDE CONVENIENCES

- Swimming pool
- Several terraces
- Huge park with beautiful trees
- Pool house
- Tennis court
- Numerous outdoor parking spaces
- Garage for 2 cars
- Branch climbing course

## SPECIAL FEATURES

- Elevator
- Alarm
- Electric gate
- Automatic watering system
- Camera with control screen

**NEIGHBOURHOOD**

- Village
- Green
- Vineyard
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Nursery
- International schools
- Near a golf course
- Cross-country ski trail
- Hiking trails
- Bike trail

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Gardenhouse
- Parking
- Garage
- Swimming pool
- Tennis court

**INSIDE CONVENIENCES**

- Lift/elevator
- Open kitchen
- Guests lavatory
- Separated lavatory

- Dressing
- Cellar
- Wine cellar
- Sauna
- Fitness room
- Home cinema
- Recreationroom
- Fireplace
- Bright/sunny

**EQUIPMENT**

- Fitted kitchen
- Kitchen island
- Kitchenette
- Cooker/stove
- Induction cooker
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Alarm
- Interphone
- Videophone
- Oversee camera
- Home automation

**FLOOR**

- Tiles
- Parquet floor

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

To be discussed

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- Antique parquet floor
- Stone

### **CONDITION**

- Very good

### **ORIENTATION**

- South
- West

### **EXPOSURE**

- Optimal
- All day

### **VIEW**

- Panoramic
- Lake
- Alps
- Jura

### **STYLE**

- Character house



















