

GIVRINS



Exceptional property with panoramic view of
the lake and the Alps

CHF 5'950'000.-



6.5



4



500 m²

n° ref. **041594**



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SITUATION AND DESCRIPTION

Located in an exceptional setting, this property with around 500 m² of living space offers impressive volumes and an idyllic living environment. From the entrance, a majestic double staircase welcomes you, leading to a spacious and bright living area, where a fireplace creates a warm atmosphere. The fully-equipped kitchen features a large dining area perfect for entertaining and enjoying convivial moments. This level also includes an office and a wellness area, a true haven of peace.

Upstairs, 3 elegant bedrooms, each with its own en-suite shower room, offer optimal comfort. Two of these rooms benefit from direct access to a private balcony, revealing spectacular views of Lake Geneva, the Alps, and the surrounding countryside.

The basement, designed to meet the highest standards, includes an independent studio with

bedroom and shower room, a cinema room for relaxing moments, a wine cellar with tasting area, as well as storage space.

A garage with space for 3 vehicles, as well as several outdoor parking spaces, complete the features of this exceptional property.

Externally, a vast plot of over 2500 m² offers a fully fenced garden and several terraces, one of which is shaded, to take full advantage of the panorama.

The indoor pool, surrounded by bay windows, provides a year-round escape, while the high ceilings in the living spaces accentuate the feeling of space and light.

Decorated in a refined and elegant manner, it's easy to project yourself within this beautiful property.

Switzerland

Sotheby's
INTERNATIONAL REALTY

Concerned with meeting everyone's requirements while respecting the architecture and soul of this unique property, we took the trouble to contact an interior designer in order to propose a suggestion for a modernized and trendy interior design. The firm commissioned for this project is "Prime Design" in Geneva. You can visit their website at www.primedesign.studio. A more complete study on this subject is available on request.

The commune of Givrins, where this property is located, is a veritable showcase of tranquillity and beauty. This residential area, prized for its tranquillity and proximity to nature, offers an exceptional living environment, just minutes from local amenities. With its breathtaking views of the lake and the Alps, Givrins is ideally located between nature and accessibility. This village is the perfect choice for those seeking a peaceful living environment while remaining close to the region's dynamic towns. The village boasts an elementary school and a train stop that will take you to the town of Nyon in just a few minutes. Geneva and its international airport are just a 20-minute drive from the property.

SURFACES

Living area	500 m ²
Surface of parcel	2563 m ²

CHARACTERISTICS

Number of rooms	6.5
Number of bedrooms	4
Number of bathrooms	4
Heating system	Fuel oil
Heating installation	Radiator, Floor

DISTANCES

Public transports	1007 m
Primary school	1010 m
Stores	908 m
Restaurants	878 m

DISTRIBUTION**Ground floor**

- An entrance hall with double staircase
- A guest toilet
- A spacious living room with fireplace and access to the terrace
- A fitted kitchen with island
- A dining room
- An office
- A wellness area (pool, sauna, shower, WC)

1st floor

- A serving gallery
- A laundry room
- A bedroom with balcony, en suite with shower room
- A bedroom with dressing room, en suite with shower room
- A master bedroom with dressing room, en suite with shower room

Basements

- Clearance
- Cinema slab
- Wine cellar with tasting area
- Cellar
- Technical room
- Studio with bedroom and bathroom
- Garage access to accommodate 3 vehicles



OUTSIDE CONVENIENCES

- A garden
- An inner courtyard with room for several vehicles
- A paved terrace
- A covered terrace with barbecue area

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Residential area
- Restaurant(s)
- Railway station
- Child-friendly
- Primary school
- Secondary school
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Barbecue-chimney

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Carnotzet
- Sauna
- Swimming pool
- Built-in closet
- Fireplace
- Double glazing

- Skylights
- Bright/sunny
- With front and rear view
- Natural light
- Exposed beams

EQUIPMENT

- Fitted kitchen
- Bath
- Shower
- Electric blind
- Outdoor lighting

CONDITION

- Good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Panoramic
- Lake
- Garden
- Alps
- Jura

FINANCIAL DATA**Price**

CHF 5'950'000.-

Availability

immediately

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