

# ST-GEORGE



Spacious modern villa with lake and mountain views

**CHF 1'980'000.-**



9



6



255 m<sup>2</sup>

n° ref. **037090**



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## SITUATION AND DESCRIPTION

Located in the peaceful village of Saint-George, this detached villa offers an ideal living environment for a family seeking comfort and tranquility. Built on a 1'056m<sup>2</sup> plot, this modern house is spacious, bright and offers beautiful volumes.

On the first floor, a large living room with fireplace invites you to relax. The fully-equipped kitchen opens onto a large dining room, perfect for convivial meals. The 4 large bedrooms, including a master suite with bathroom and dressing room, ensure optimal comfort. A cinema room hidden behind the carport adds a unique touch to this property.

Equipped with a heat pump heating system and solar panels, this home ensures efficient energy management. Connectivity is optimal thanks to fiber optics in every room. Outside, enjoy a beautiful garden and large terrace. The double garage and outdoor parking spaces make parking easy.

In this quiet, central Saint-George neighborhood, you have everything close at hand: schools, bus stops and amenities. This meticulously maintained villa is a rare opportunity on the market.

**SURFACES**

Living area	255 m <sup>2</sup>
Surface of parcel	1056 m <sup>2</sup>
Garden surface	898 m <sup>2</sup>
Useful surface	440 m <sup>2</sup>
Volume	1618 cbm

**CARACTERISTICS**

Number of flats	1
Number of floors above ground	2
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	3
Number of toilets	5
Number of terraces	1
Year of construction	2012
Year of restoration	2023
Heating system	Air to water heat pump
Domestic water heating system	Solar
Heating installation	Floor
Basements	1
Parking places	Yes, obligatory

**DISTANCES**

Public transports	87 m
Primary school	800 m
Stores	3648 m
Restaurants	70 m

**DISTRIBUTION****Lower ground floor**

- A "Carnotzet" room, full of charm, fitted out as an English-style bar with stone pizza oven.
- A large secondary room accessible from the carnotzet, fitted out as a cinema room.
- A separate toilet with technical space (Boiler).
- A laundry room / technical room.
- A beautiful wine cellar.
- A large cellar / workshop.
- A large corridor with built-in cupboards, leading to the double garage

**Ground floor**

- Three beautiful bedrooms of 14 and 16m<sup>2</sup>.
- A large master bedroom of 21m<sup>2</sup> with adjoining dressing room and private bathroom.
- Two WC/shower rooms.
- An entrance hall with built-in wardrobe

**Upper ground floor**

- A large, bright kitchen-dining area.
- A small pantry.
- A guest WC (possible to install a shower).
- A large office with custom-made furniture.
- A very large lounge area, with a TV corner and a lounge/fireplace area





## LOCATION

Located in the hills above Nyon, Saint-George is an ideal commune for those seeking a peaceful lifestyle in the heart of nature. Offering breathtaking views of the lake and mountains, Saint-George combines rural tranquility with urban proximity.

With schools nearby and easily accessible by bus, it's a perfect place for families. Saint-George's picturesque charm, with easy access to the amenities of Nyon, Gland and Aubonne, makes it a popular destination.

- Four outdoor parking spaces.
- A large double garage

## OUTSIDE CONVENIENCES

- A beautiful, spacious terrace.
- A pre-engineered pitch with sewage disposal, connection to running water and 240/380V electricity, to install a summer kitchen.



**NEIGHBOURHOOD**

- Village
- Mountains
- Post office
- Restaurant(s)
- Bus stop
- Child-friendly
- Primary school
- Ski piste

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Open kitchen
- Guests lavatory
- Dressing
- Wine cellar
- Carnotzet
- Home cinema
- Built-in closet
- Water softener
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- Traditional solid construction

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Oven
- Steamer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Bath
- Photovoltaic panels
- Electric blind
- Electric garage door

**FLOOR**

- Tiles
- Parquet floor

**CONDITION**

- Very good
- Renovated

**ORIENTATION**

- East

**EXPOSURE**

- Good
- Morning

**STYLE**

- Classic

**FINANCIAL DATA****Price****CHF 1'980'000.-****Availability**

To be discussed

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