

LE VAUD



Contemporary villa with lake and Alpine views

CHF 3'200'000.-



11



5



~330 m²

n° ref. **20626**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

Enjoying a location in the countryside, this property is ideal to see your children grow up in a peaceful and green environment. The property is surrounded by agricultural land and is very quiet. The dominant position of the land allows you to contemplate a magnificent view of Lake Geneva and the Alps.

This contemporary villa was built in 2001 and has been carefully maintained and improved over the years by the owners. Welcoming and warm, it is distributed on 2 levels. Thanks to its orientation and the large windows, you will enjoy a very nice light.

The living rooms on the ground floor are very spacious and can be adapted according to your wishes. These rooms are ideal for entertaining guests or sharing family moments while enjoying the view of the lake, the garden or the swimming pool and the covered terrace. The kitchen is fully equipped and open to the

dining room. The ground floor offers other important advantages, such as a TV lounge, a games room, a bedroom and a shower room.

The sleeping area, mainly on the first floor, offers 4 bedrooms, one of which is a master suite with bathroom and dressing room. As a true family home, each bedroom has a dressing room. For practical living, the laundry room has been installed on this level, also offering plenty of storage space. An office with dressing room and a second bathroom complete this level.

Built on a plot of 1406 m², the property enjoys a beautifully landscaped garden with many species. The swimming pool and the spacious terrace with its barbecue area are the ideal places for your summer days and evenings. This property also offers an additional 2625 m² of agricultural land, below the

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house. The owners have made this place a magical place. Indeed, you will have the chance to enjoy a vegetable garden, a wooden hut with electricity, a henhouse but also 2 boxes. To date, two donkeys live on the land, a dream that the owners wanted to realize.

The entrance to the property is via an inner courtyard that can accommodate several vehicles, with a cover for 2 vehicles. For wine lovers, an air-conditioned wine cellar is available.

Lovers of nature, peace and quiet and conviviality will find that this property combines the comfort of a family home of good standing with the quality of life provided by the green exterior.

A rare object on the market, which will seduce you as soon as you step in the door!

The charming commune of Le Vaud, renowned for its pleasant green living environment, is located in the north-east of the Nyon district and borders the communes of Bassins, Marchissy, Burtigny and Begnins. Its dominant position offers a magnificent view of the countryside and the Mont Blanc massif. This village is very popular with families as it offers all the necessary amenities and infrastructure.

SURFACES

Living area	~ 330 m ²
Surface of parcel	~ 4031 m ²
Volume	~ 1707 cbm

CARACTERISTICS

Number of rooms	11
Number of bedrooms	5
Number of bathrooms	3
Year of construction	2001
Year of restoration	2015
Second home	Non authorized

ANNEXES

- a large covered area for 2 vehicles with cellar and electric charge

DISTANCES

Public transports	472 m
Restaurants	400 m

DISTRIBUTION**Ground floor**

- a spacious entrance hall
- a game room
- a large living room with fireplace and terrace/
garden access
- a fully equipped open kitchen with reduced space
and access to the terrace/swimming pool
- a dining room with terrace/swimming pool access
- a storage room under the stairs
- a shower room/WC
- a TV lounge
- a hall with fitted wardrobes
- a bedroom with garden access
- a heating/swimming pool technical room
- an air-conditioned cellar/wine cellar accessible
from the outside

1st floor

- a master suite with bathroom/shower/wc and
double sinks and 2 dressing rooms
- 3 bedrooms each with a dressing room
- a bathroom
- a laundry room with fitted wardrobes
- an office with dressing room



OUTSIDE CONVENIENCES

- several terraces, one of which is covered and paved
- a swimming pool with electric awning
- a garden with multiple species
- a Japanese garden
- a chicken coop
- a vegetable garden
- a wooden hut with electricity
- 2 boxes for donkeys
- an interior courtyard that can accommodate several vehicles

NEIGHBOURHOOD

- Village
- Villa area
- Green
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Storeroom
- Covered parking space(s)
- Carport
- Swimming pool

INSIDE CONVENIENCES

- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Wine cellar
- Storeroom
- Recreationroom
- Built-in closet
- Fireplace
- Double glazing
- Bright/sunny

- With front and rear view

EQUIPMENT

- Fitted kitchen
- Shower
- Bath
- Electric car terminal
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Garden
- Mountains

STYLE

- Modern

FINANCIAL DATA**Price**

CHF 3'200'000.-

Availability

To be discussed

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