

# TANNAY



## UNIQUE VILLA

**CHF 3'995'000.-**

Price of parking place(s) in addition



7



5



240 m<sup>2</sup>

n° ref. **046711**



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## SITUATION AND DESCRIPTION

Located in the highly sought-after commune of Tannay on the Côte vaudoise, this character villa benefits from a particularly quiet, leafy residential environment. Set on a magnificent flat plot, the property offers a privileged living environment, combining tranquility, space and potential. The generous, perfectly usable plot is ideal for the construction of an outdoor swimming pool, offering great prospects for further enhancing the value of this property.

The house captivates with its generous volumes, functional layout and numerous living spaces. Although some renovation is required, it represents a rare opportunity to create a luxury residence in a sought-after setting, close to Lake Geneva, transport and amenities.

### Ground floor

The property is entered via a welcoming hall that immediately sets the tone for the house. Outside, two carports complete the arrival and offer convenient parking.

The first floor offers spacious, livable reception areas. There's an enclosed, functional kitchen, with an adjoining laundry room making everyday organization easy. The house also features an elegant reception room and a separate dining room, ideal for entertaining.

The large living room, embellished with a fireplace, is a warm and friendly space, benefiting from plenty of natural light. This level also includes an additional room that can be converted as required into a guest bedroom or office. A guest WC completes this level.

### First floor

The first floor is organized around a large living room or central relaxation area that distributes the various

bedrooms.

The master suite features a dressing room, a bathroom with shower and direct access to a balcony of around 10 m<sup>2</sup> offering a pleasant opening onto the garden and pool area.

Three other bedrooms complete this floor. One of them also benefits from access to a balcony. These bedrooms share a bathroom as well as a shower room, guaranteeing comfort and practicality for family life.

An attic with loft space completes this level and offers additional storage space as well as potential for development as required.

### **Basement**

The basement, which is fully heated, offers particularly interesting volumes and numerous development possibilities.

In particular, there is an indoor swimming pool to renovate, offering real potential for creating a private wellness area. This level also includes a sauna, a shower and a toilet, making it possible to imagine a complete relaxation area.

A games room, a machine room, a storeroom as well as a room currently converted into a kitchen complete this floor.

Thanks to its generous surfaces and numerous rooms, the basement can easily be redesigned to accommodate different uses: leisure space, sports room, home cinema or even independent space.

This property with definite charm offers remarkable potential after renovation. Its volumes, exceptional plot and sought-after location make it a rare opportunity to create a luxury home on the Côte.

**SURFACES**

Living area	240 m <sup>2</sup>
Surface of parcel	1638 m <sup>2</sup>
Useful surface	350 m <sup>2</sup>
Volume	1830 cbm

**CARACTERISTICS**

Number of rooms	7
Number of bedrooms	5
Number of bathrooms	3
Number of toilets	3
Number of balcony	2
Year of construction	1986
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Floor
Second home	Authorized
Outside parking place/s	2 included
Number of covered parking spaces	2 included
Construction zone	Zone villas
Parking places	Yes, obligatory

**DISTANCES**

Public transports	161 m
Primary school	607 m
Stores	1782 m
Restaurants	340 m



## LOCATION

The village of Tannay, located on the magnificent Vaudois coast between Geneva and Nyon, offers a particularly sought-after living environment. Nestled in lush green surroundings, its peaceful atmosphere and residential charm will win you over. The commune enjoys excellent accessibility, thanks in particular to its Léman Express train station, which quickly links Geneva and neighboring urban centers. Tannay also offers proximity to Lake Geneva, quality schools and numerous amenities, while retaining a very pleasant village spirit.

The property we present to you is a character villa set on a beautiful wooded plot. Located in a very quiet street, it enjoys a privileged residential environment, ideal for those seeking tranquility and quality of life in close proximity to major roads and neighboring towns. Its green setting and discreet location make it a particularly attractive place to live.

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Railway station
- Bus station
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Sports centre
- Indoor swimming pool
- Ice rink

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Shed
- Covered parking space(s)
- Swimming pool
- Built on even grounds

**INSIDE CONVENIENCES**

- Without elevator
- Open kitchen
- Guests lavatory
- Separated lavatory

- Cellar
- Wine cellar
- Garret
- Sauna
- Swimming pool
- Unfurnished
- Fireplace
- Double glazing
- Natural light
- With character

**EQUIPMENT**

- Kitchen island
- Bath
- Shower

**FLOOR**

- Tiles
- Parquet floor
- Carpet

**CONDITION**

- Good
- To be renovated

**ORIENTATION**

- South

**EXPOSURE**

- Optimal
- All day

**VIEW**

- With an open outlook

**FINANCIAL DATA****Price**

CHF 3'995'000.-

**Availability**

To be discussed

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- Rural
- Garden

**STYLE**

- Character house









