

# BEGNINS



Majestic property in the heights with  
panoramic views

**CHF 13'900'000.-**

Price of parking place(s) in addition



13



6



450 m<sup>2</sup>

n° ref. **038911**



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## SITUATION AND DESCRIPTION

This exceptional residence located halfway between Geneva and Lausanne, offers you Lake Geneva, the Alps and the Jura as a backdrop. Housed in this idyllic setting, the property is located in the charming town of Begnins. Its orientation, its many windows give it optimal sunshine and its peaceful location gives it absolute privacy. Renowned for its wine-growing areas, the town has opted for moderate growth, thus favoring the quality of life of its inhabitants and the purity of its rural landscapes. Built on a plot of over 3600 m<sup>2</sup>, this master property of 450 m<sup>2</sup> of living space is composed of 6 bedrooms and 6 bathrooms. The house opens onto a spacious entrance hall with a magnificent pink marble staircase. Then you enter the ballroom-like living room. The latter is made up of several spaces in a row creating several distinct atmospheres, dining room, tea room, TV room with fireplace, reading room. At the same level is a bedroom with independent access, a shower room /

WC, a closed kitchen (equipped with high-end appliances), a superb office with integrated library. This level opens onto a large panoramic terrace facing south. The first floor has a master bedroom with two terraces from which you can see the lake. A bathroom / jacuzzi with large windows. Two other bedrooms as well as a shower room / WC occupy this same level. The attic section offers a superb space for children, with two large bedrooms, a playroom and two bathrooms with WC, shower and bathtub. The luxuriously furnished basement offers a spa worthy of the greatest palaces, equipped with a Jacuzzi for 8 people, a sauna and a shower with massage jets. Several storage spaces, a laundry room, a cellar as well as the technical room with water softener. Attached to the house you will find a double garage. The fully paved courtyard will allow you to park several vehicles. The magnificent garden enjoys a view of the lake and a superb heated swimming pool. At the bottom of the

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swimming pool you will find the technical room as well as the WC. To the side of the house is a children's play area with a swing as well as two garden houses and a service gate for the gardener. The building was designed by the famous architect Henri Charles de Heller and completely renovated in 2010 by the current owners. The materials used are of the highest quality; massive woodwork, marble or fine gold leaf moldings. It is also equipped with home automation allowing remote control of several functions. Finally, the house is monitored by video surveillance at several places on the property.

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**SURFACES**

Living area	450 m <sup>2</sup>
Surface of parcel	3681 m <sup>2</sup>
Garden surface	3341 m <sup>2</sup>
Useful surface	630 m <sup>2</sup>
Volume	2241 cbm

**CARACTERISTICS**

Number of floors above ground	2
Number of rooms	13
Number of bedrooms	6
Number of bathrooms	6
Number of terraces	3
Year of restoration	2010
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Radiator, Floor
Basements	1
Communal tax	67 %

**DISTANCES**

Public transports	660 m
Primary school	835 m
Secondary school	835 m
Stores	690 m
Restaurants	646 m

**DISTRIBUTION****Ground floor**

- Entrance hall
- Bedroom with separate entrance
- Shower room
- Separate kitchen
- Office with marquetry
- Several adjoining living rooms, one with fireplace
- Dining room
- Access to the panoramic terrace

**1st floor**

- Master bedroom with two terraces and bathroom/jacuzzi

- Two bedrooms
- Shower room

**Under the roof**

- Two bedrooms with a shared, double-aspect bathroom

**Basements**

- Large spa area with eight-seat jacuzzi, sauna, hydro-massage shower and WC
- Office currently used as bedroom
- Equipment room with water softener
- Laundry room
- Cellar
- Home automation cupboard with servers
- Double garage with storage space





## OUTSIDE CONVENIENCES

- Two summer houses
- Swimming pool heated by heat pump with equipment room and shower room

**NEIGHBOURHOOD**

- Village
- Green
- Vineyard
- Shops/Stores
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Child-friendly
- Playground
- Nursery
- Primary school
- Secondary school
- Hiking trails
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Shed
- Swimming pool
- Built on even grounds

**INSIDE CONVENIENCES**

- Garage
- Eat-in-kitchen
- Guests lavatory
- Cellar
- Sauna

- Jacuzzi
- Spa
- Water softener
- Heating Access
- Fireplace
- Double glazing
- Bright/sunny
- With character

**EQUIPMENT**

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Steamer
- Warming drawer
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Alarm
- Interphone
- Oversee camera
- Electric garage door
- Electric gate
- Safe
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor
- Marble

**FINANCIAL DATA****Price**

CHF 13'900'000.-

**Availability**

Immediate

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## **CONDITION**

- Very good

## **ORIENTATION**

- South

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Panoramic
- Lake
- Alps
- Jura

## **STYLE**

- Character house

























































































































