

NYON



Rare luxury apartment with garden terrace,
close to the lake

Price upon request

Price of parking place(s) in addition



5.5



3



213.4 m²

n° ref. **043386**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

It's rare to find an apartment like this in the town of Nyon, one of the most sought-after on La Côte. Its privileged location combines convenient pedestrian living with a verdant setting. In the immediate vicinity, you'll find numerous shops, public transport, schools, shopping centers and restaurants to delight all city dwellers at heart. Your sporting activities are also close to home. Numerous walks are within easy walking distance of the neighborhood. For water sports enthusiasts, the waters of Lake Lemman and Nyon's superb beaches are just a few minutes' walk away. From the train station, Geneva and its international airport are only 22 minutes away. As for Lausanne, all you need is 25 minutes to find yourself right in the center of Vaud's capital city.

Ground floor (Appendices):

- A cellar
- An indoor parking space with electric terminal

Upper ground floor:

- A service entrance
- An entrance from the private elevator
- A hall with built-in wardrobes
- A large living room with fireplace (part living room and part dining room)
- A kitchen with central island, fully equipped and separated by a metal skylight (induction, oven, microwave, fridge, integrated hood)
- A scullery with freezer/wine fridge and washer/dryer column and storage space
- A spacious balcony of 10.15 m² with sunshades (oblique view of the lake and the Alps, and a view of the town of Nyon)
- A 2nd living room/office (convertible into a 4th bedroom en suite as existing sanitary installation in the wall)
- A hall that distributes the day/night area

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An en-suite bedroom with shower/double washbasin, separate toilet, dressing room and access to the balcony

- A bedroom with access to the balcony
- A shower room/wc with built-in wardrobes
- An en-suite bedroom with bathroom/shower/double washbasin/separate toilet and custom dressing room

Located just a few meters from the lakeshore and less than five minutes' walk from the town center, this luxury apartment enjoys a prime location. Perfectly suited to a family clientele or to residents seeking comfort after living in a villa, it offers all the advantages of a house, without the constraints associated with its upkeep. Generous volumes and top-quality materials testify to a rare attention to detail.

This exceptional property, nestled in the heart of a sought-after area, represents a rare opportunity on the market.

SURFACES

Living area	213.4 m ²
Weighted Surface	221 m ²
Balcony Surface	14.7 m ²
Terrace surface	42 m ²
Veranda / winter garden surface	10.2 m ²
Cellar surface	5.5 m ²
Total surface	221 m ²

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	4
Number of terraces	1
Location floor	Upper ground floor

ANNEXES

- A cellar
- An indoor parking space with electric vehicle charger

DISTRIBUTION

- A main entrance
- An entrance from the private elevator
- A hall with built-in wardrobes
- A large living room with fireplace (part living room and part dining room)
- A kitchen with central island, fully equipped and separated by a metal glass roof (induction, oven, microwave, fridge, integrated hood)
- A scullery with freezer/wine fridge and washer/dryer column and storage space
- A spacious 10.15 m² with sunshades (oblique view of the lake and the Alps and a view of the town of Nyon)
- A 2nd living room/office (convertible into a 4th bedroom en suite as existing sanitary installation in the wall)
- A hall that distributes the day/night area
- An en-suite bedroom with shower/double washbasin, separate toilet, custom-made dressing room and access to balcony
- One bedroom with access to balcony
- One shower room/wc with built-in wardrobes
- One en-suite bedroom with bathroom/shower/double washbasin/separate toilet and custom-made dressing room

INFORMATION

Number of floors above ground	3
Year of construction	2007
Number of flats	4
Basements	1
Year of restoration	2021
Heating installation	Floor
Domestic water heating system	Gas
Heating system	Gas

NEIGHBOURHOOD

- City centre
- Lake
- Harbour
- Beach
- Residential area
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools
- Sports centre
- Public swimming pool
- Indoor swimming pool

- Soccer pitch
- Ice rink
- Museum
- Theatre
- Hospital / Clinic
- Doctor
- Near customs

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Loggia
- Covered parking space(s)
- Public parking

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Dressing
- Cellar
- Unfurnished
- Fireplace
- Double glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Kitchen island

FINANCIAL DATA**Price****Price upon request****Availability**

To be discussed

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- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Wine cooler
- Built-in coffee machine
- Private laundry
- Bath
- Shower
- Electric car terminal
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- With an open outlook

STYLE

- Modern













