

LONGIROD



SUPERB APARTMENT WITH LARGE GARDEN
AND TERRACE OVERLOOKING THE LAKE A

CHF 1'050'000.-

Parking place(s) included



3.5



2



~85 m²

n° ref. **042541DD**



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SITUATION AND DESCRIPTION

Protected from any nuisance, in a sought-after green environment, this 3.5-room apartment seduces with its quality of life, where generous outdoor spaces, unobstructed views and contemporary features combine harmoniously. It is located in a small condominium of just six lots, renowned for its excellent upkeep and friendly atmosphere, guaranteeing calm and serenity on a daily basis.

The exterior, a real asset of this property, naturally extends the living spaces. A vast terrace and balcony (approx. 55 m²) allow you to take full advantage of fine weather, while a private garden of approx. 120 m², fully fenced and carefully landscaped, creates an intimate and soothing setting. A pergola, plant hedges, outdoor lighting and a decorative fountain, controlled from the inside, make up an ensemble as aesthetic as it is functional, designed for relaxation as well as conviviality.

Inside, the apartment develops a living area of around

85 m², with a fluid and optimized layout. The main living area, facing south-east, enjoys plenty of natural light throughout the day, and opens onto an unobstructed panorama of countryside, lake and Alps in the background. The open-plan kitchen, with its sleek, modern design, blends elegantly with the dining room and living room, creating a warm, welcoming space ideal for sharing.

The night area offers two good-sized bedrooms, conducive to calm and rest, complemented by a contemporary shower room equipped with a walk-in shower. An additional room, currently used as a guest toilet and laundry room, has the necessary connections for the installation of an additional shower, making it easy to envisage the creation of a second shower room as required.

Finally, two basement cellars complete the features of this property, offering appreciable storage space, while two parking spaces - one covered with a

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charging point for electric vehicles, the other outside
- ensure optimum comfort on a daily basis.

SURFACES

| | |
|-----------------|----------------------|
| Living area | ~ 85 m ² |
| Garden surface | ~ 120 m ² |
| Terrace surface | ~ 55 m ² |
| Cellar surface | ~ 14 m ² |

- A second cellar of 8.75m²

CARACTERISTICS

| | |
|---------------------|-----------------|
| Number of rooms | 3.5 |
| Number of bedrooms | 2 |
| Number of bathrooms | 1 |
| Number of toilets | 2 |
| Number of terraces | 1 |
| Location floor | Garden floor |
| Costs | CHF 650.-/month |

ANNEXES

- One outdoor parking space
- A second covered outdoor parking space, with charging station
- Two cellars
- A shared outdoor space - Perfect for BBQs and relaxing moments

DISTANCES

| | |
|-------------------|--------|
| Public transports | 102 m |
| Primary school | 1596 m |
| Stores | 79 m |
| Restaurants | 97 m |

DISTRIBUTION**Garden floor**

- An entrance hall
- A guest WC - laundry area
- A bedroom of approx. 12m²
- A second bedroom of over 13m²
- A shower room (Italian style) with WC
- A beautiful living room, dining room, kitchen area of almost 40m²

Basements

- A cellar of 4.9m²



LOCATION

A village nestled between nature and panorama Longirod is a commune in the canton of Vaud, located in the district of Nyon, on the high plateau at the foot of the Jura mountains, at around 897 m altitude. It enjoys a remarkable natural environment with forests, pastures and ridges offering spectacular panoramas of the Alps, the Jura chain and Savoyard landscapes.

A rural and authentic living environment

The village retains a friendly, rural charm, with picturesque hamlets and a peaceful atmosphere typical of the Vaud countryside. Its surrounding trails and forests invite hiking, mountain biking and family outings, with signposted itineraries that appeal to nature lovers.

- A large 40m² terrace
- A 15m² balcony
- A beautiful 120m² private garden
- A pergola
- External lighting and a fountain

SPECIAL FEATURES

- A bike room and an available 20m² space are located in the basement for condominium owners
- A shared outdoor garden space is also available for condominium ownership

OUTSIDE CONVENIENCES

INFORMATION

| | |
|-------------------------------|---------|
| Number of floors above ground | 3 |
| Year of construction | 2020 |
| Number of flats | 6 |
| Basements | 1 |
| Heating installation | Floor |
| Domestic water heating system | Pellets |
| Heating system | Pellets |

NEIGHBOURHOOD

- Village
- Mountains
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Horse riding area
- Hiking trails

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Greenery
- Fence
- Gardenhouse
- Covered parking space(s)
- Visitor parking space(s)

INSIDE CONVENIENCES

- Lift/elevator
- Open kitchen
- Guests lavatory

- Cellar
- Storeroom
- Unfurnished
- Mosquito screen
- Triple glazing
- Bright/sunny
- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Shower
- Photovoltaic panels
- Electric blind
- Electric car terminal
- Alarm
- Videophone
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- South
- East

FINANCIAL DATA**Price**

CHF 1'050'000.-

Availability

To be discussed

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EXPOSURE

- Favourable
- Morning

VIEW

- Nice view
- Rural
- Lake
- Alps

STYLE

- Classic











