

NYON



Exceptional opportunity! In the heart of
Nyon's Old Town

CHF 6'750'000.-



9.5



5



430 m²

n° ref. **040758**



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SITUATION AND DESCRIPTION

Ideally located in the historic center of Nyon, this exceptional private mansion, entirely restored with materials of impeccable quality, embodies the perfect alliance between timeless charm, contemporary comfort and absolute refinement.

Deploying around 480 sq.m of floor space, this very rare property captivates as much by its unique character as by its mixed use, offering remarkable flexibility of use - ideal for combining private life and professional activity in an exceptional setting.

The interior, imbued with elegance and serenity, is composed as follows:

From the first floor, the residence reveals an atmosphere that is both intimate and sophisticated.

Thoughtfully designed for moments of relaxation and

pleasure, a private projection room - a veritable home cinema - has been designed with particular care: complete soundproofing, bespoke acoustic walls, hushed ambience. An exclusive space where music lovers and cinephiles will find ideal listening comfort.

This room opens onto a discreet terrace, ideal for extending evenings outdoors.

This level also includes a perfectly equipped laundry room, as well as a guest checkroom with toilet, combining functionality and aesthetics.

On the second floor, the reception area makes a statement with its generous volumes and timeless elegance. The living room, bathed in light, is distinguished by its noble wood parquet flooring and its fully restored period fireplace, giving the room an atmosphere that is both warm and refined.

Opposite this space, the contemporary kitchen, equipped with top-of-the-range equipment and impeccable finishes, will appeal to gourmet enthusiasts and professionals alike.

From the kitchen, direct access leads to a 200 m² outdoor area, comprising an elegant terrace and a landscaped garden, a veritable jewel of greenery in the heart of the city. This privileged space invites relaxation and summer receptions in a peaceful, confidential setting.

The second floor houses the master suites.

A first en suite bedroom benefits from a private dressing room and a refined bathroom with shower and toilet.

The light-filled, spacious master suite seduces with its custom built-in storage and en-suite shower room, enhanced by a private balcony, a true outdoor extension bathed in tranquility.

On the third floor, two welcoming bedrooms are distinguished by the presence of practical and playful mezzanines, optimizing space while preserving an intimate and restful atmosphere.

Finally, on this same third level, a superb duplex studio crowns the property. Adorned with exposed beams, it exudes authentic charm and offers a perfectly equipped kitchen, as well as a private shower room with toilet.

This independent space will be ideally suited to a guest, teenager or professional use.

In the basement, a sumptuous wine cellar, designed for lovers of fine vintages will by far not leave you unmoved by its design and style.

Of course a garage box completes this ensemble, guaranteeing comfort and security.

Benefiting from a quiet environment yet enjoying immediate proximity to shops, restaurants, schools and transport, this residence offers a rare art of living, high-standard amenities, combining the serenity of a privileged location with the vitality of the city center.

An exceptional property, where elegance, harmony

and modernity unite to create an absolutely unique address in Nyon.

SURFACES

Living area	430 m ²
Surface of parcel	367 m ²
Garden surface	175 m ²
Terrace surface	42 m ²
Ground surface of building [m ²]	190 m ²
Useful surface	480 m ²
Volume	2261 cbm

CARACTERISTICS

Number of rooms	9.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	6
Number of terraces	2
Year of construction	1930
Year of restoration	2024
Heating system	Gas
Domestic water heating system	Gas
Heating installation	Radiator
Service costs	CHF 20'000.-/year
Second home	Non authorized
Number of double boxes	1 included
Construction zone	Zone centrale
Parking places	Yes, obligatory

DISTANCES

Station	311 m
Public transports	96 m
Primary school	219 m
Secondary school	573 m
Stores	254 m
Post office	355 m
Bank	79 m
Hospital	895 m
Restaurants	56 m
Park / Green space	192 m



LOCATION

Located in the historic heart of the city of Nyon, the address of this rare property benefits from an exceptional location, a lively and emblematic cobbled artery.

A few steps from Lake Geneva, fine restaurants, quality shops and public transport, you enjoy a privileged urban living environment, combining accessibility and heritage charm.

This address thus offers you the dual advantage of a dynamic city center while retaining a certain tranquility typical of old quarters, with the comfort of amenities within immediate reach.

MUNICIPALITY

Nyon - Between lake and mountains, an exceptional art of living

Ideally located on the shores of Lake Geneva, between Geneva and Lausanne, the commune of Nyon seduces with its harmonious living environment, combining historical heritage, economic dynamism and gentle lifestyle.

An ancient Roman city with preserved charm, Nyon is today a cultural and cosmopolitan city, renowned for its picturesque historic center, its castle overlooking the lake, as well as the quality of its infrastructure, schools and shops.

Thanks to its proximity to Geneva (20 minutes by train) and excellent accessibility by public transport, Nyon attracts both families and working people looking for a balance between urban life and nature.

Bordered by the vineyards of La Côte and offering spectacular panoramic views of Lake Geneva and the Alps, Nyon embodies a rare quality of life, where tradition and modernity coexist in perfect harmony.

NEIGHBOURHOOD

- City centre
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus station
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- International schools
- Sports centre
- Public swimming pool
- Near a golf course
- Tennis centre
- Theatre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Covered parking space(s)
- Parking
- Box

INSIDE CONVENIENCES

- Without elevator
- Garage
- Box
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Wine cellar
- Home cinema
- Unfurnished
- Built-in closet
- Double glazing
- Bright/sunny
- Skylights
- With character
- Traditional solid construction

EQUIPMENT

- Furnished kitchen
- Optic fiber
- Alarm
- Code door

FLOOR

- Tiles
- Parquet floor
- Antique parquet floor

CONDITION

- New

FINANCIAL DATA

Price

CHF 6'750'000.-

Availability

To be discussed

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VIEW

- Lake

STYLE

- Modern
- Atypical house
- Character house

MISCELLANEOUS

- Not registered as Contaminated land







