

FOUNEX



SUPERB SEMI-DETACHED VILLA CLOSE TO THE LAKE

CHF 2'030'000.-

Parking place(s) included



5.5



4



127 m²

n° ref. **045424**



Switzerland | Sotheby's International Realty
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SURFACES

Living area	127 m ²
Surface of parcel	500 m ²
Terrace surface	20 m ²
Underground surface	45 m ²
Useful surface	172 m ²
Volume	553 cbm

CARACTERISTICS

Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of toilets	2
Year of construction	1996
Year of restoration	2020
Heating system	Air to water heat pump
Domestic water heating system	Air to water heat pump
Heating installation	Floor
Second home	Authorized
Inside parking place/s	1 included
Outside parking place/s	2 included
Total nb. of parkings	3 included
Parking places	Yes, obligatory

DISTANCES

Public transports	903 m
Primary school	2319 m
Stores	925 m
Restaurants	934 m

Switzerland

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LOCATION

Located in the canton of Vaud, in the heart of the Nyon district, the commune of **Founex** enjoys a privileged location between Geneva and Nyon, on the north shore of Lake Geneva. This sought-after residential village boasts a peaceful, green and secure living environment, while remaining perfectly connected to the major economic hubs of the Lake Geneva region. Founex offers remarkable views of the lake and the Alps, enhancing its natural appeal and charm. The commune is surrounded by vineyards, fields and natural areas, ideal for walks and outdoor activities. It boasts a high-quality infrastructure, including well-developed schools, sports facilities and communal services. Its immediate proximity to Geneva provides rapid access to international organizations, business centers and the international airport. Public transport and road links ensure excellent day-to-day mobility. Founex is also appreciated for its family-friendly environment, village atmosphere and high quality of

life. The real estate market is dynamic, with villas and luxury residences being the main features. Finally, the commune harmoniously combines tranquillity, prestige and accessibility, making it a highly sought-after place to live.

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NEIGHBOURHOOD

- Village
- Villa area
- Green
- Lake
- Harbour
- Residential area
- Bus station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Exclusive use of garden
- Garage

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Guests lavatory
- Jacuzzi
- Unfurnished
- Double glazing
- Natural light

- Traditional solid construction

EQUIPMENT

- Fitted kitchen
- Bath
- Shower

FLOOR

- Tiles
- Laminated

CONDITION

- Very good

ORIENTATION

- South
- West

EXPOSURE

- Good
- All day

VIEW

- With an open outlook
- Garden

STYLE

- Classic

FINANCIAL DATA**Price**

CHF 2'030'000.-

Availability

To be discussed

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