

# NYON



NYON - Magnificent waterfront building

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**Price upon request**



10



6



~450 m<sup>2</sup>

n° ref. **034907**



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## SITUATION AND DESCRIPTION

Situated on the shores of Lake Geneva, in Nyon, this building built in 1950 will appeal to nature lovers. Although only a stone's throw from the Rive district, the villa conveys a powerful sense of freedom and escape thanks to its location, strategically facing south and opening onto the lake and Mont Blanc. Like a Courbet landscape painting, where all you have to do is leap into it, the impression of being able to caress the mountains in front of you is breathtaking.

With its foot in the water, the 2,133 m<sup>2</sup> property offers one of the largest private harbours in the region, with several mooring places, and a garden that has nothing to envy those bordering Lake Maggiore. A variety of trees and flowers are carefully tended through

The villa, with 400 m<sup>2</sup> of living space, comprises two dwellings, and could offer new options through renovation and/or refurbishment works. The living

area of the first dwelling features two large lounges with ornamental fireplaces, a small reading room, a dining room with a functional fireplace and a large, fully-equipped kitchen. The sleeping area, served by two staircases, offers two bedrooms with en suite shower rooms and WCs, as well as a master suite with en suite shower room and WC. The second floor comprises a 3.5-room flat. The flat has a roof balcony, offering spectacular views. It is also possible to make a new entrance to the first floor on the lift side, for a second access to the main flat. All the rooms are cleverly positioned to face the lake, to take advantage of both the view and the light, which is optimal throughout the day.

The basement features the traditional cellar and laundry room (the latter with a genuine period stone fountain), as well as numerous storage rooms, a workshop, a sauna and a machine room. Not

forgetting the wine cellar.

There is pleasant access to the lake for all-weather swimming, as well as a swimming pool with heated water and a terrace.

## **SURFACES**

Living area	~ 450 m <sup>2</sup>
Surface of parcel	~ 2000 m <sup>2</sup>

- Sauna/shower

## **CARACTERISTICS**

Number of flats	2
Number of rooms	10
Number of bedrooms	6
Number of bathrooms	4
Year of construction	1950
Second home	Non authorized

## **DISTANCES**

Public transports	143 m
Primary school	913 m
Stores	647 m
Restaurants	486 m

## **DISTRIBUTION**

### **Ground floor**

- Entrance hall with guest WC
- 2 lounges with ornamental fireplaces
- 1 library
- 1 dining room with fireplace
- 1 fitted kitchen

### **1st floor**

- 1 master suite with bathroom, shower and WC
- 2 bedrooms
- 1 shower room/WC

### **2nd floor**

- 3.5-room flat with bedroom, shower room/WC and roof balcony.

### **Basements**

- Laundry room
- Workshop
- Cellar
- Storage room



## MUNICIPALITY

Nyon is ideally located and offers many advantages, including shops, schools, colleges, restaurants, public transport and a railway station. Geneva and its international airport are just 20 minutes away. As for Lausanne, all you need is 25 minutes to find yourself right in the centre of the capital of the canton of Vaud.

## PUBLIC TRANSPORT

Nyon has a railway station in the town centre, motorway access from the hilltop and an excellent network of regular buses to the surrounding villages. As a result, it's very easy to get around the town.

## CONSTRUCTION

Built in 1950, this charming building was fitted with a pretty tower in the 1980s, giving the place an atypical and charismatic style. The tower provides access to the second floor via both stairs and a lift.

Comprising two flats, the property could be converted into one, two or even three flats. At present, the 130 m<sup>2</sup> second floor has a 3.5-room flat.

The basement has a number of rooms that could be redeveloped for new uses.

## OUTSIDE CONVENIENCES

- Swimming pool with terrace
- Terrace facing the lake
- Private harbour

## NEIGHBOURHOOD

- City centre
- Lake
- Beach
- Harbour
- Shops/Stores
- Restaurant(s)
- Railway station
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Museum
- Theatre
- Concert hall
- Hospital / Clinic
- Doctor

## OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Waterfront
- Shed
- Covered parking space(s)
- Swimming pool
- Built on even grounds

## INSIDE CONVENIENCES

- Lift/elevator
- Cellar

- Wine cellar
- Storeroom
- Workshop
- Swimming pool
- Fireplace
- Decorative fireplace
- Double glazing
- Bright/sunny
- With character

## EQUIPMENT

- Fitted kitchen
- Ceramic glass cooktop
- Oven
- Fridge
- Dishwasher

## FLOOR

- Tiles
- Parquet floor

## CONDITION

- Good
- Planned works
- To be renovated
- To be refurbished

## ORIENTATION

- South

## EXPOSURE

- Optimal
- All day

## FINANCIAL DATA

### Price

**Price upon request**

### Availability

To be discussed

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**VIEW**

- Clear
- Unobstructed
- Panoramic
- Lake
- Garden

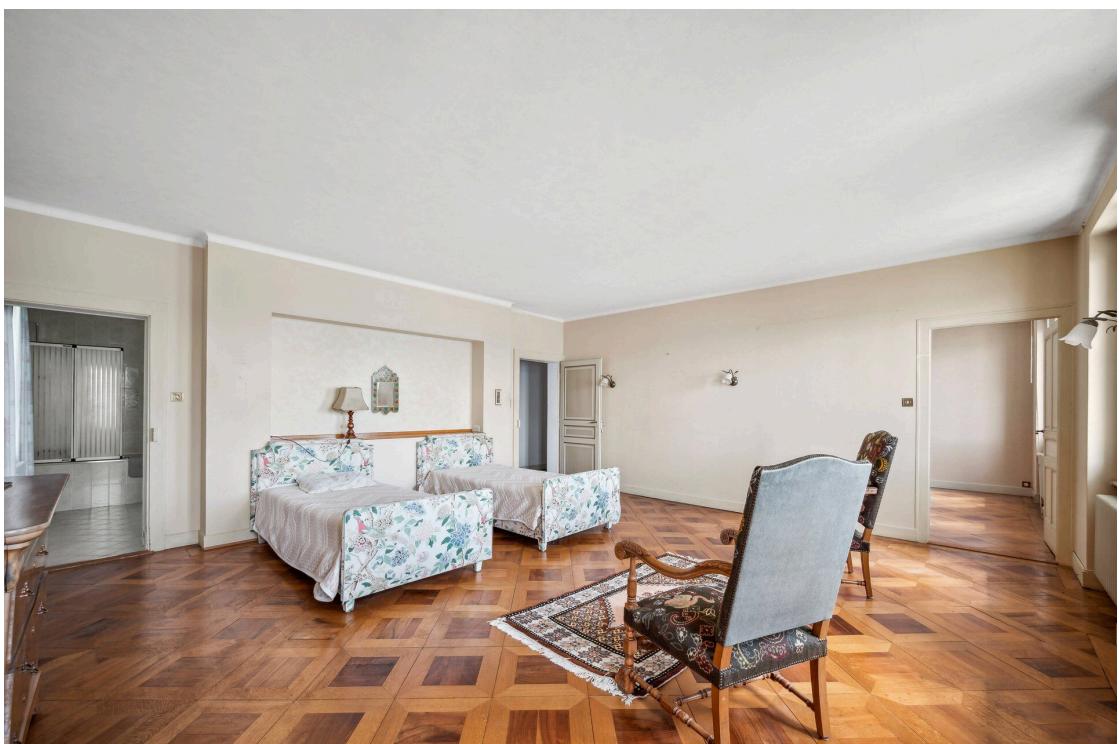
**STYLE**

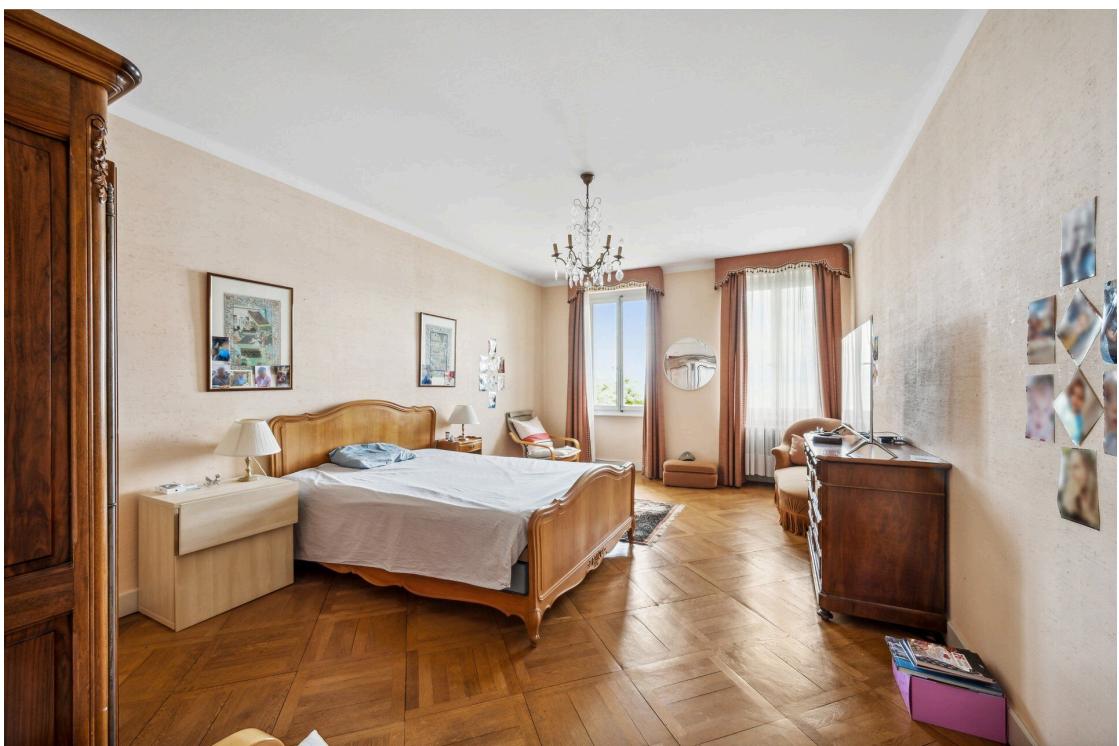
- Atypical house
- Character house

















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