

GENOLIER



Character house with pool and yield potential

Price upon request



14.5



8



~550 m²

n° ref. **18613**



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SITUATION AND DESCRIPTION

When modern meets ancient to form one....

This prestigious villa enjoys an exceptional location in the center of the village of Genolier. The plot of 845 m² is nicely arranged and its intimate climate will give you a feeling of well-being and tranquility. It is completely sunny. A swimming pool with swimming current, a very nice sunny or shaded terrace, a paved inner courtyard and a beautiful garden with many species complete the exterior of this charming village house.

Built around 1700 and completely renovated in 2007, this magnificent house consists of 10 rooms, a 3.5 room duplex loft and an independent studio. Only high quality materials and finishes have been chosen for this house. The interior is elegant with large living spaces, exquisite furnishings and high ceilings.

The property also has a charming modern loft style apartment with a huge open plan living/dining area, a fully equipped kitchen, two en suite bedrooms and a charming balcony. The view from the living rooms is breathtaking over the village and the lake.

An annex with a very nicely arranged studio and 3 outside parking spaces complete this property.

This is a unique property that will delight its future owners, combining a dream view, top of the range services and excellent quality renovations. At the first visit the charm operates and it is not possible to remain insensitive to this object whose key word is "coup de coeur".

The charming village of Genolier benefits from an ideal location, only 10 minutes from Nyon, 25 minutes from Geneva and 30 minutes from Lausanne. The

railroad line connects Nyon every 15 minutes. Ideal for families thanks to its crèche and its primary and secondary schools. Various shops such as a butcher's shop, a grocery store/post office, a pharmacy, a flower stand and a prestigious clinic.

SURFACES

Living area	~ 550 m ²
Surface of parcel	~ 850 m ²
Garden surface	~ 520 m ²
Useful surface	~ 950 m ²
Volume	~ 2597 cbm

CARACTERISTICS

Number of flats	3
Number of floors above ground	3
Number of rooms	14.5
Number of bedrooms	8
Number of bathrooms	8
Number of balcony	2
Number of terraces	2
Year of construction	1700
Year of restoration	2007
Second home	Non authorized
Basements	1
Parking places	Yes, obligatory

ANNEXES

Guest house / Studio:

- Large room
- Kitchen with dining area
- Mezzanine/bedroom
- Shower room

Loft in duplex:

- Separate entrance
- Large entrance hall
- One bedroom with built-in wardrobes, dressing room and access to the bathroom
- One bedroom with shower room
- Balcony

Second floor:

- Huge living room with view on the lake and very bright
- Large dining room with large windows
- Office space
- Kitchen with laundry space (possible access to the main house)
- WC

DISTANCES

Station	222 m
Public transports	222 m
Nursery school	274 m
Primary school	360 m
Secondary school	360 m
Stores	29 m
Post office	29 m
Restaurants	20 m

DISTRIBUTION

Ground floor

- Entrance hall with dressing area and magnificent glass roof
- Living room with fireplace giving access to the greenhouse
- Veranda
- Bright dining area with stove and shower room, checkroom and mezzanine used as a bedroom (this area could be used as an independent apartment)
- Large fully equipped kitchen with access to the cellar
- Guest toilet
- Office with large round window with independent access
- TV room with access to the technical rooms
- Storage space
- Custom made bookcase in the staircase

1st floor

- A spacious bedroom with closets and access to the balcony
- Playroom, office or fitness area
- One bedroom with closets and access to the balcony
- Spacious shower/bathroom
- Storage space

2nd floor

- Hall giving possible access to the apartment
- A bedroom that doubles as an office
- Master bedroom with dressing room and bathroom/shower and a nice view of the lake
- Custom made shoe cabinets in the staircase

Basements

- Laundry room
- Storage cellar with lift pump



CONSTRUCTION

It is a village house entirely renovated in 2007 with materials of good standing. It is in perfect condition and is immediately habitable. The house has been totally transformed, while keeping the character of the exposed beams and the old stones.

The heating is oil-fired and distributed by radiators. There is also a magnificent stove in the dining room and a fireplace in the living room for heating in winter.

This rare and atypical property is sure to be a favorite.

- Beautifully planted garden
- Outdoor parking spaces
- Closed gate

OUTSIDE CONVENiences

- Interior courtyard
- Swimming pool with swimming current
- Sunny or shaded terrace

NEIGHBOURHOOD

- Village
- Green
- Mountains
- Lake
- Shopping street
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Greenery
- Pond
- Annex
- Parking
- Swimming pool

INSIDE CONVENIENCES

- Guests lavatory
- Dressing
- Veranda
- Cellar
- Recreationroom
- Built-in closet

- Fireplace
- Swedish stove
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Induction cooker
- Oven
- Steamer
- Warming drawer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath

FLOOR

- Parquet floor
- Antique parquet floor
- Cast floor

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

Price upon request

Availability

To be discussed

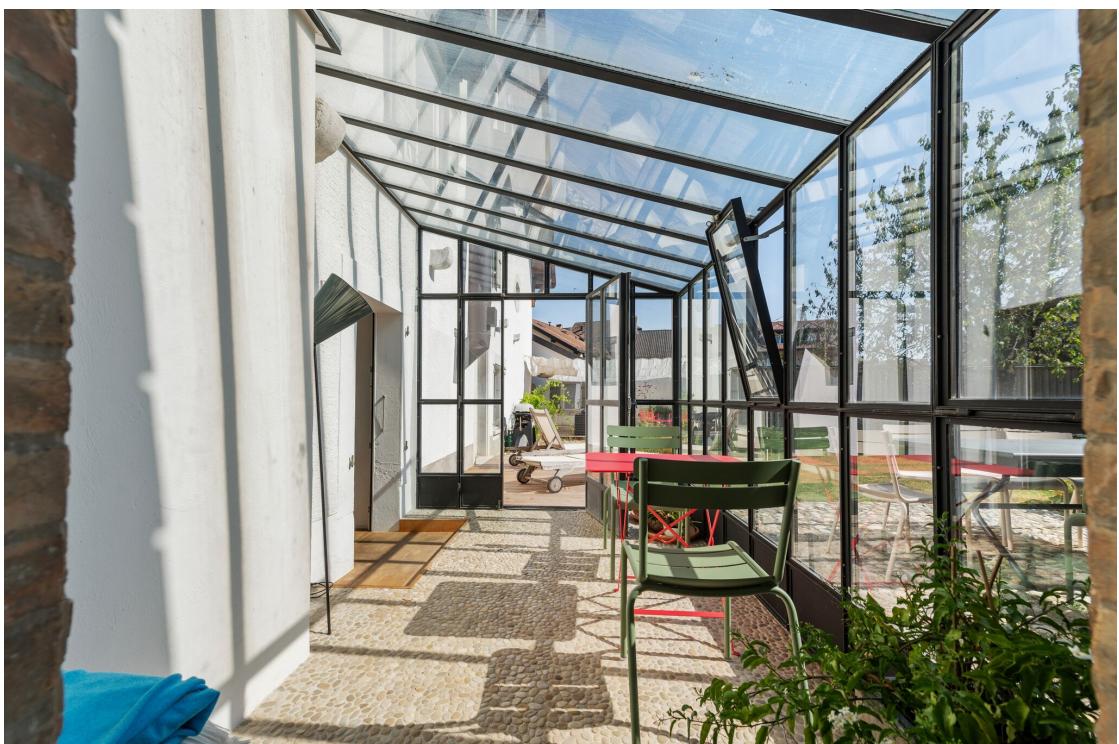
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VIEW

- Nice view
- Clear
- Lake
- Garden
- Mountains
- Alps

STYLE

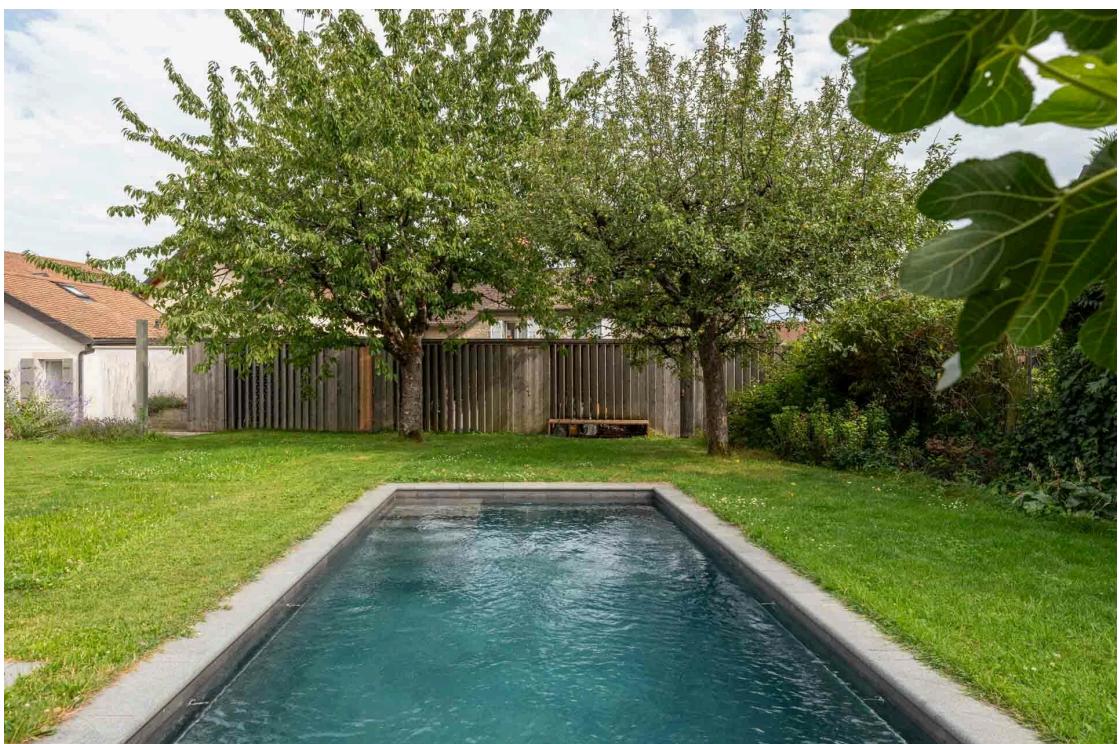
- Character house







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