



BEAUTIFUL DUPLEX WITH STUNNING LAKE VIEWS IN NYON

Zone | 1260 Nyon | Reference : SH/REY 2410/3

CHF 4,380.-/month

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BEAUTIFUL DUPLEX WITH STUNNING LAKE VIEWS IN NYON

CH-1260 Nyon | Zone | **CHF 4,380.-/month**



Agency: Millenium Properties
Ref: SH/REY 2410

In the heart of Nyon, very close to the city center and all amenities, this beautiful duplex apartment is a real gem, with its privileged location and breathtaking view of the lake.

Bathed in light, this exceptional property offers a spectacular view of Lake Geneva, in a pleasant and sought-after environment, within a dynamic and convivial city.

The apartment is composed as follows:

On the ground floor:

- An entrance hall
- A spacious bright living room with fully equipped open kitchen and central island
- Direct access to the balcony with panoramic views of the lake
- Two bedrooms with fitted wardrobes
- A shower room
- A separate visitor toilet

An elegant staircase leads to the upper floor, adding character to the whole.

Upstairs:

CHARACTERISTICS

Reference: **SH/REY 2410/3**

Type: **Duplex/two-level**

Availability: **To agree**

Rooms: **4.5**

Bedrooms: **4**

Bathrooms: **2**

Location floor: **3rd floor**

Living area: **170 m²**

Heating installation: **Floor**

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PROPERTIES

- A spacious master suite with en-suite bathroom
- A fully equipped laundry area (washing machine and dryer)
- A large multipurpose room that can serve as a playroom, TV room or additional bedroom

A cellar completes this property.

For your information, there is no private parking space, however a large public parking lot is available in front of the building.

This rare property combines modern comfort, brightness and exceptional views, ideal for fully enjoying the quality of life offered by the Nyon region.

Rent: CHF **4'380.-** + CHF **240.-**Charges

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CHARACTERISTICS

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CHARACTERISTICS

Availability	To agree	Location floor	3rd floor
Type	Duplex/two-level	Balcony	1
Reference	SH/REY 2410/3	Total number of floors	4
Rooms	4.5	Number of levels for the real asset	2
Bedrooms	4	Heating installation	Floor
Bathrooms	2	Living area	170 m²
Number of toilets	1		

CONVENIENCES

NEIGHBOURHOOD

- City centre
- Lake
- Bus stop
- Park
- Shops/Stores
- Child-friendly
- Green

OUTSIDE CONVENIENCES

- Balcony/ies
- Public parking

INSIDE CONVENIENCES

- Lift/elevator
- Separated lavatory
- Built-in closet
- Open kitchen
- Unfurnished
- Bright/sunny

EQUIPMENT

- Furnished kitchen
- Freezer
- Dryer
- Induction cooker
- Dishwasher
- Bath
- Oven
- Washing machine
- Shower
- Fridge

EXPOSURE

- Favourable

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- With an open outlook

PICTURE(S)







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PROPERTIES



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PROPERTIES

