



EXCEPTIONAL VILLA WITH PANORAMIC VIEWS OF LAKE GENEVA AND THE ALPS

zone | 1260 Nyon | Reference : FZ 2501/1

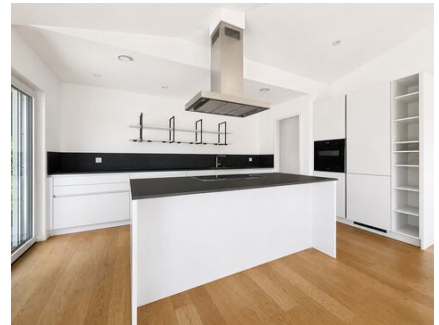
CHF 10,500.-/month

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EXCEPTIONAL VILLA WITH PANORAMIC VIEWS OF LAKE GENEVA AND THE ALPS

CH-1260 Nyon | zone | **CHF 10,500.-/month**



Agency: Millenium Properties SA
Ref: FZ 2501

Nestled in the sought-after heights of Arzier, in an exclusive residential environment with absolute calm, this sumptuous contemporary villa built in 2021 offers a rare lifestyle, combining architectural elegance, high-end amenities and a spectacular panorama of Lake Geneva and the Alps.

Developing about **405 m²** of built space, this light-filled property immediately captivates with its generous volumes, clean lines and huge windows opening onto a breathtaking natural setting. Every space has been designed with particular care to offer comfort, modernity and refinement.

The house offers **12 rooms**, including 6 **magnificent bedrooms** and 5 **bathrooms** with contemporary finishes. The selected materials are of remarkable quality and give the whole a warm and sophisticated atmosphere.

The ground floor houses a spacious entrance hall with built-in storage leading to the night area.

You will discover two beautiful bedrooms accompanied by a shower room, as well as a superb master suite with dressing room and private bathroom.

A large, versatile room can easily serve as a playroom, gym, or relaxation area, complemented by two additional rooms ideal for creating home offices or workspaces.

CHARACTERISTICS

Reference: **FZ 2501/1**

Type: **Single family house**

Availability: **Immediate**

Rooms: **12**

Bedrooms: **6**

Bathrooms: **4**

Flat: **1**

Living area: **405 m²**

Year of construction: **2021**

Parking spaces: **Yes, obligatory**

Heating types: **Heat pump, Air to water heat pump, Solar**

Heating installation: **Floor**

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PROPERTIES

Upstairs, an elegant staircase leads to the impressive main living room.

The living room, which is fully open to the outside thanks to large bay windows, enjoys exceptional brightness and a truly unique panoramic view.

The **Gaggenau**-designed open kitchen, with its custom design and adjoining wine cellar, fits perfectly into this spectacular reception space.

Three additional bedrooms complete this level, two of which enjoy stunning views of the lake and mountains.

Outside, the villa reveals a spectacular **216 m² terrace**, a true extension of the living spaces, offering an idyllic setting for entertaining or simply admiring the sunsets and the winter fog sea overlooking Lake Geneva.

Designed to meet current energy standards, the property is equipped with a heat pump heating system complemented by solar panels, guaranteeing optimal comfort and excellent energy efficiency throughout the year.

A rare property on the market, ideal for a clientele seeking prestige, serenity and an incomparable living environment just a few minutes from Nyon and all amenities.

Rent: CHF 10,500.-

(Low load thanks to the heat pump and solar panels.)

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CHARACTERISTICS

CH-1260 Nyon | zone | **CHF 10,500.-/month**

CHARACTERISTICS

Availability	Immediate	Total number of floor	1
Type	Single family house	Heating types	Heat pump, Air to water heat pump, Solar
Reference	FZ 2501/1	Heating installation	Floor
Rooms	12	Condition of the property	Very good
Bedrooms	6	Standing	Standard
Bathrooms	4	Living area	405 m²
Number of toilets	6	Terrace surface	216 m²
Year of construction	2021	Parking spaces	Yes, obligatory
Flat	1	Interior parking	2
Number of terraces	2	Exterior parking	4

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Green
- Railway station
- Hospital / Clinic

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Exclusive use of garden
- Quiet
- Greenery
- Parking
- Garage
- Ground level access

INSIDE CONVENIENCES

- Without elevator
- Garage
- Open kitchen
- Separated lavatory
- Dressing
- Pantry
- Cellar
- Storeroom
- Triple glazing
- Bright/sunny
- Animals allowed

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PROPERTIES

EQUIPMENT

- Fitted kitchen
- Cooker/stove
- Induction cooker
- Oven
- Microwave
- Fridge
- Freezer
- Dishwasher
- Connections for washing tower
- Bath
- Shower
- Alarm
- Interphone

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

EXPOSURE

- Optimal

VIEW

- Nice view
- Clear
- Unobstructed
- Far view
- Panoramic
- With an open outlook
- Rural
- Lake
- Garden
- Fields
- Forest
- Mountains
- Alps

STYLE

- Modern

PICTURE(S)



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PROPERTIES



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PROPERTIES





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PROPERTIES



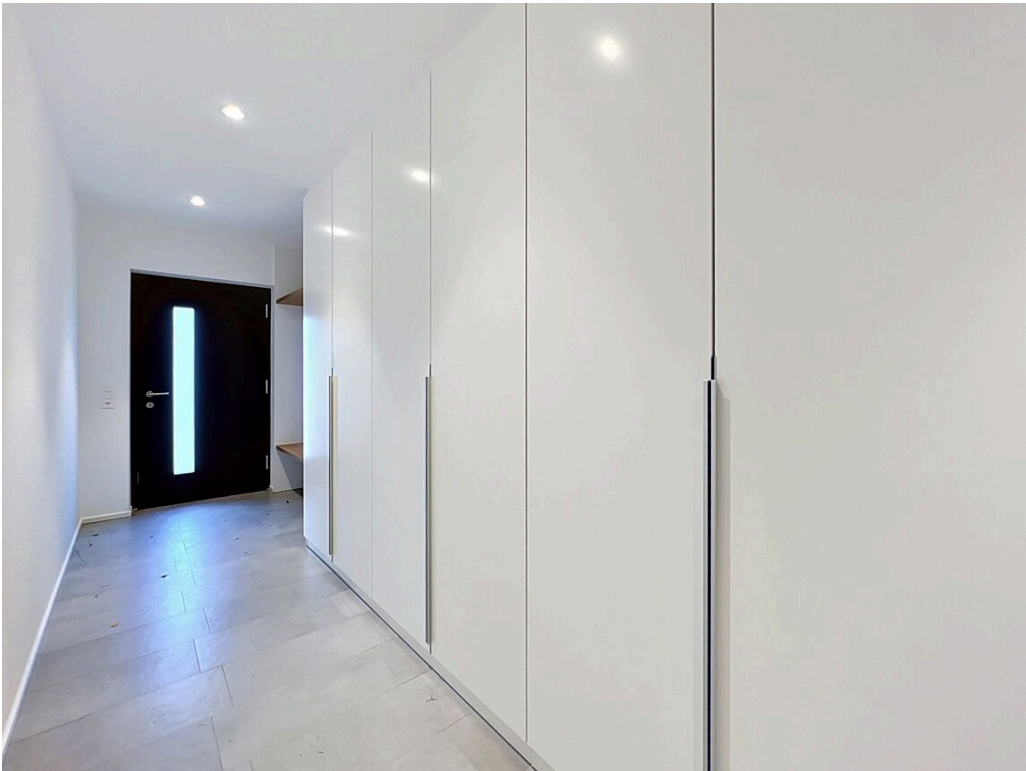
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PROPERTIES



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