



FOR SALE : SINGLE FAMILY HOUSE

zone | 1260 Nyon | Reference : KM 2533

CHF 1,180,000.-

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FOR SALE : SINGLE FAMILY HOUSE

CH-1260 Nyon | zone | **CHF 1,180,000.-**



Agency: Millenium Properties
Ref: KM 2533

In one of the most sought-after residential areas of Gex, this elegant single-family property offers a privilege that has become rare: a spectacular and permanent view of Lake Geneva, Geneva and the Mont-Blanc mountain range.

Built on a beautiful wooded plot, this villa combines generous volumes, absolute privacy and development potential, just a few minutes from international organizations, CERN and Geneva International Airport.

Each reception room enjoys remarkable brightness and opens onto a green environment where the pool, terraces and outdoor spaces invite you to fully enjoy an exceptional living environment.

The major assets

- Stunning panoramic view of Lake Geneva and Mont Blanc
- Swimming pool in a landscaped environment
- Land offering privacy and tranquility
- Highly sought-after residential area of Gex
- In the immediate vicinity of Geneva, CERN and international organizations
- Potential for creating an independent apartment
- Divisible plot allowing the construction of a second villa or an outbuilding (subject to administrative authorizations)
- Excellent heritage and development potential

CHARACTERISTICS

Reference: **KM 2533**

Type: **Single family house**

Availability: **To agree**

Rooms: **9**

Bedrooms: **4**

Bathrooms: **3**

Living area: **203.2 m²**

Ground surface: **1,753 m²**

Heating types: **Electricity, Wood**

Heating installations: **Radiator, Stove**

- Fireplace, veranda and large reception spaces
- Numerous terraces and outdoor spaces

Distribution:

Ground floor

- Independent entrance
- Room with private bathroom
- Direct access to the terrace and garden
- Exceptional view of the lake
- Very large cellar
- Possibility of creating an independent apartment

Ground floor

- Independent entrance
- Entrance hall
- Visitor toilet
- Large laundry room
- Large living room with fireplace
- Dining room
- Semi-open kitchen
- Veranda open to the garden and pool
- Large bay windows offering a permanent view of the surrounding landscape

floor

- Independent entrance
- Hall with storage
- Two bedrooms
- Bathroom with shower and toilet
- Master bedroom suite with full bathroom
- Private balcony
- Panoramic view of the garden, the lake and the Mont-Blanc mountain

This property enjoys an ideal location for international families and executives working in Geneva.

- CERN: about 15 minutes
- International organizations: about 20 minutes
- Geneva International Airport: about 20 minutes
- International schools and shops in the immediate vicinity
- Quick access to Geneva while enjoying the peace and quiet and quality of life of the Pays de Gex

A rare opportunity

Beyond its exceptional residential qualities, this property stands out for its unique development potential thanks to the divisibility of the plot.

Price: 1,180.000 euros

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PROPERTIES

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CHARACTERISTICS

CH-1260 Nyon | zone | **CHF 1,180,000.-**

CHARACTERISTICS

Availability	To agree	Heating types	Electricity, Wood
Type	Single family house	Heating installations	Radiator, Stove
Reference	KM 2533	Living area	203.2 m²
Rooms	9	Ground surface	1,753 m²
Bedrooms	4	Interior parking	1
Bathrooms	3	Exterior parking	4
Number of toilets	4		

CONVENIENCES

NEIGHBOURHOOD

- Villa area
- Mountains
- Residential area
- Green
- Lake

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Fence
- Terrace/s
- Loggia
- Shed
- Garden
- Greenery
- Garage

EXPOSURE

- Optimal

VIEW

- Nice view
- Panoramic
- Garden
- Clear
- Rural
- Mountains
- Unobstructed
- Lake
- Alps
- Far view

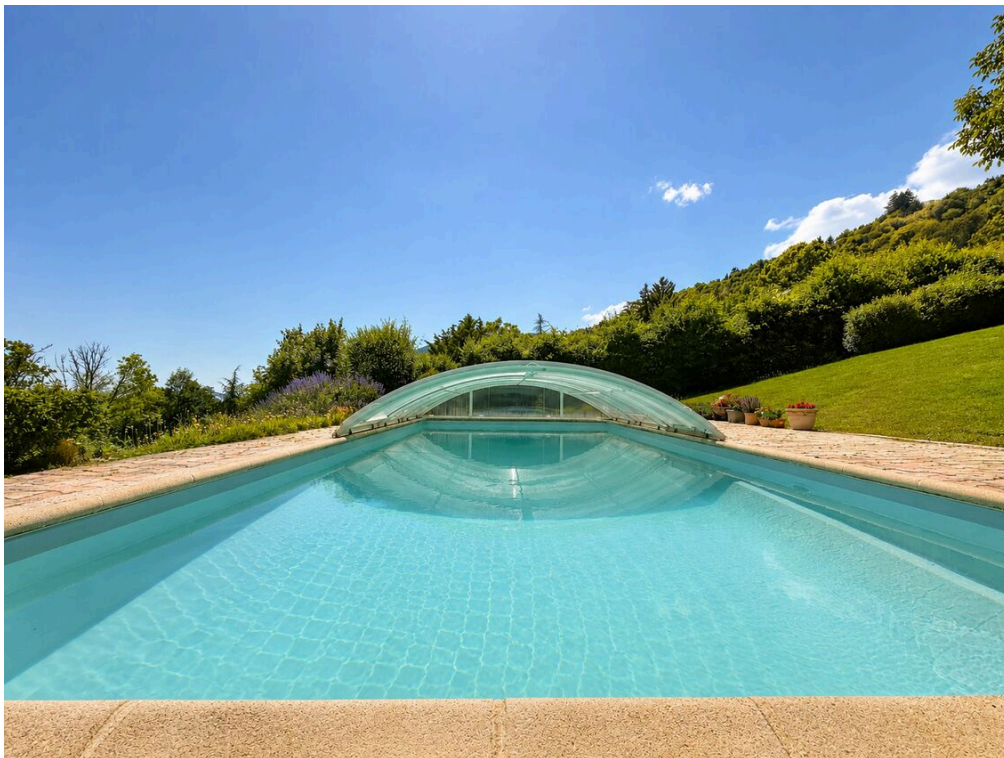
STYLE

- Classic
- Mediterranean

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PROPERTIES

PICTURE(S)





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PROPERTIES

