



EXCEPTIONAL VILLA WITH PANORAMIC VIEWS OVER LAKE GENEVA AND THE ALPS

zone | 1273 Arzier-Le Muids | Référence : FZ 2500/1

CHF 10'500.-/mois

TABLE DES MATIÈRES

Page de description	3
Caractéristiques détaillées et commodités	5
Grandes images	7

EXCEPTIONAL VILLA WITH PANORAMIC VIEWS OVER LAKE GENEVA AND THE ALPS

CH-1273 Arzier-Le Muids | zone | CHF 10'500.-/mois



Agence : Millenium Properties SA
Réf : FZ 2500

Situated in the highly sought-after heights of Arzier, within an exclusive residential setting enjoying absolute tranquility, this sumptuous contemporary villa built in 2021 offers a truly exceptional lifestyle, combining architectural elegance, high-end finishes, and breathtaking panoramic views over Lake Geneva and the Alps.

Offering approximately 405 sqm of living space, this light-filled property captivates from the very first moment with its generous volumes, clean contemporary lines, and expansive floor-to-ceiling windows opening onto spectacular natural scenery. Every space has been thoughtfully designed to provide comfort, modernity, and refinement.

The villa features 12 rooms, including 6 beautiful bedrooms and 5 elegantly finished bathrooms. Carefully selected premium materials create an atmosphere that is both warm and sophisticated throughout the property.

The ground floor welcomes you with a spacious entrance hall featuring built-in storage, leading to the sleeping area. Here, you will find two beautiful bedrooms with a shower room, as well as a superb master suite complete with dressing room and en-suite bathroom. A large multipurpose room can easily serve as a games room, fitness area, or relaxation lounge, complemented by two additional rooms ideal for creating home offices or private workspaces.

CARACTÉRISTIQUES

Référence: **FZ 2500/1**

Type: **Maison individuelle**

Disponibilité: **Immédiatement**

Pièces: **12**

Chambres: **6**

Sanitaires: **4**

Logement: **1**

Surface habitable: **405 m²**

Année de construction: **2021**

Places de parc: **Oui, obligatoire**

Types de chauffage: **Pompe à chaleur, Pompe à chaleur air-eau, Solaire**

Installation chauffage: **Sol**

millenium

PROPERTIES

Upstairs, an elegant staircase leads to the impressive main living area. The living room, entirely open to the outdoors through large bay windows, benefits from exceptional natural light and truly spectacular panoramic views. The open-plan Gaggenau kitchen, featuring bespoke contemporary design and an adjoining pantry, integrates perfectly into this stunning reception area. A true centerpiece of the home, it combines aesthetics, functionality, and top-of-the-line appliances.

Three additional bedrooms complete this level, two of which enjoy breathtaking lake and mountain views.

Outside, the villa reveals a spectacular 216 sqm terrace, a true extension of the living spaces, offering the perfect setting for entertaining or simply admiring the sunsets and the winter sea of clouds above Lake Geneva.

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

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

Rent: CHF 10,500.–

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

Contact :

Florence EPAILLY-ZOUARI
florence@milleniumproperties.ch
+41 79 633 81 39

MILLENIUM PROPERTIES
Boulevard du théâtre 5, 1204 Genève
<https://www.milleniumproperties.ch>
+41 22 342 44 12

CONTACT VISITE

Madame Florence ZOUARI-EPAILLY
E-mail : florence@milleniumproperties.ch
Mobile : +41 79 633 81 39

CARACTÉRISTIQUES

CH-1273 Arzier-Le Muids | zone | **CHF 10'500.-/mois**

CARACTÉRISTIQUES

Disponibilité	Immédiatement	Types de chauffage	Pompe à chaleur, Pompe à chaleur air- eau, Solaire
Type	Maison individuelle	Installation chauffage	Sol
Référence	FZ 2500/1	Etat du bien	Très bon
Pièces	12	Standing	Standard
Chambres	6	Surface habitable	405 m²
Sanitaires	4	Surface terrasse	216 m²
Nombre de WC	6	Places de parc	Oui, obligatoire
Année de construction	2021	Place de parc intérieure	2
Logement	1	Place de parc extérieure	4
Nombre de terrasse	2		
Nombre d'étage total	1		

COMMODITÉS

ENVIRONNEMENT

- Quartier de villas
- Gare
- Hôpital / Clinique
- Verdoyant

EXTÉRIEUR

- Balcon(s)
- Utilisation exclusive du jardin
- Parking
- Terrasse(s)
- Silencieux/tranquille
- Garage
- Jardin
- Verdure
- Accès de plain pied

INTÉRIEUR

- Sans ascenseur
- Dressing
- Triple vitrage
- Garage
- Economat
- Lumineux
- Cuisine ouverte
- Cave
- Animaux bienvenus
- WC séparés
- Réduit

millenium

PROPERTIES

EQUIPEMENT

- Cuisine équipée
- Cuisinière
- Plaques à induction
- Four
- Four à micro-ondes
- Réfrigérateur
- Congélateur
- Lave-vaisselle
- Branchements pour colonne de lavage
- Baignoire
- Douche
- Alarme
- Interphone

SOL

- Carrelage
- Parquet

ETAT

- Comme neuf

ENSOLEILLEMENT

- Optimal

VUE

- Belle vue
- Dégagée
- Imprenable
- Vue lointaine
- Panoramique
- Sans vis-à-vis
- Champêtre
- Lac
- Jardin
- Champs
- Forêt
- Montagnes
- Alpes

STYLE

- Moderne

PHOTO(S)



millenium

PROPERTIES



millenium

PROPERTIES





millenium

PROPERTIES



millenium

PROPERTIES



millenium

PROPERTIES

