

## House for sale, District de Nyon (Givrins, Switzerland)

Givrins

**Prix de vente : CHF 5'950'000.-**

# Présentation

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Located in an exceptional setting, this property of approximately 500 m<sup>2</sup> of living space offers impressive volumes and an idyllic living environment. Upon entering, a majestic double staircase welcomes you, leading to a spacious and bright living space, where a fireplace creates a warm atmosphere. The kitchen, fully equipped, has a large dining area perfect for entertaining and enjoying convivial moments. This level also includes an office and a wellness area, a true haven of peace.

Upstairs, 3 elegant bedrooms, each with its own en-suite shower room, offer optimal comfort. Two of these rooms have direct access to a private balcony, revealing spectacular views of Lake Geneva, the Alps, and the surrounding countryside.

The basement, designed to meet the highest demands, includes an independent studio with bedroom and shower room, a cinema room for moments of relaxation, a wine cellar with tasting area, as well as storage spaces.

A garage that can accommodate 3 vehicles, as well as several outdoor spaces, complete the services of this exceptional property.

Outside, a vast plot of more than 2500 m<sup>2</sup> offers a fully fenced garden and several terraces, one of which is shaded, to take full advantage of the panorama.

The indoor pool, surrounded by floor-to-ceiling windows, allows you to get away from it all year round, while the high ceilings in the living areas accentuate the feeling of space and light.

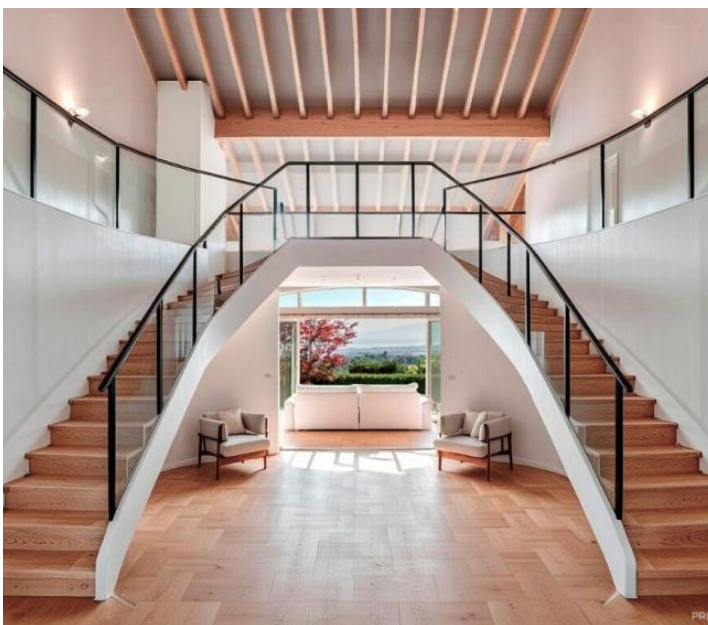
Decorated in a refined and elegant way, it is easy to project yourself within this beautiful property. **Anxious to meet everyone's requirements while respecting the architecture and soul of this unique property, we took care to contact an interior designer in order to offer a suggestion for a modernized and trendy interior design. The company mandated for this project is the firm "Prime Design" in Geneva. You can check out their website at: [www.primedesign.studio](http://www.primedesign.studio). A more complete study on this subject is available on request.**

The town of Givrins, where this property is located, is a real haven of tranquillity and beauty. This residential area, prized for its tranquility and proximity to nature, offers an exceptional living environment, only a few minutes from local amenities. With its breathtaking view of the lake and the Alps, Givrins benefits from an ideal location, between nature and accessibility. This village is the perfect choice for those looking for a peaceful living environment while still being close to the vibrant towns of the region. Note that the village has a primary school and a train stop that will allow you to reach the city of Nyon in just a few minutes. Geneva and its international airport are just a 20-minute drive from the property.

**500.00 m<sup>2</sup>**  
Surface

**6.00**  
Pièces

# Galerie



## Informations techniques

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### Transaction

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Type	Maison/Villa
Disponibilité	À convenir

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### Surfaces

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Pièces	6
Surface habitable	500 m <sup>2</sup>
Surface du terrain	2563 m <sup>2</sup>

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