

# 19th Century Property For Sale Switzerland, Vaud, Gingins

POA €

## QUICK SPEC

Year of Construction	19Th Century
Bedrooms	8
Half Bathrooms	
Full Bathrooms	6
Interior Surface approx	1,034 m2 -11,129 Sq.Ft.
Exterior Surface approx	38,776 m2 - 417,381 Sq.Ft.
Parking	2 Cars
Property Type	Villa

## TECHNICAL SPECIFICATIONS

This prestigious 19th century property benefits from an idyllic location, close to international schools, Geneva center and its airport. This mansion of over 1'000 sqm habitable surface is nestled in a quiet residential area, and a beautiful private plot of over 38,000 sqm, ornated with secular trees. A heated swimming pool, a tennis court, and beautiful terraces with a view of the lake and the chain of Alps complete this unique property, offering an ideal living environment. The gate opens a beautiful driveway leading to the main entrance and its paved courtyard which can accommodate several parking spaces. Ideal for hosting large receptions. The elegant architecture of the building perfectly combines authentic charm and modern interior comfort. Renovation works were completed in 2011 which brought a touch of modernity and contemporary design. The property offers large volumes and reception areas, an abundance of natural light, many bedrooms, and a pleasant living environment. The property is serviced by an elevator on all three upper floors. The main entrance open on a large hall with dressing room and guest lavatory. It distributes, on one side, a vast living room with cathedral ceiling heights and skylights, and a magnificent fireplace. The large living room french doors opens onto the green park. The living room is ornamented with an aquarium in the middle of the room which brings a touch of originality. Two separate offices with independent accesses complete this side of the house.

## PROPERTY FEATURES

### BEDROOMS

- Total Bedrooms - 8
- Master Bedrooms -
- Suite -

### BATHROOMS

- Total Bathrooms - 6
- Full Bathrooms -
- Half Bathrooms -

## OTHER ROOMS

- Large Hall
- Vast Living Room With Cathedral Ceiling Heights And Skylights, And A Magnificent Fireplace
- Two Offices
- Main Hall
- Dining Room
- Fully Equipped Kitchen With Its Eating Area
- Pantry And The Service Entrance
- Laundry Room
- Fitness Room
- Cinema Room

## INTERIOR FEATURES

- The Elegant Architecture Of The Building Perfectly Combines Authentic Charm And Modern Interior Comfort.
- Renovated In 2011
- Modernity And Contemporary Design.
- The Living Room Is Ornamented With An Aquarium In The Middle Of The Room Which Brings A Touch Of Originality
- The Property Is Serviced By An Elevator On All Three Upper Floors.

## EXTERIOR AND LOT FEATURES

- Located In A Idyllic Location, Close To International Schools, Geneva Center And Its Airport.
- Garden Ornated With Secular Trees.
- Heated Swimming Pool
- Tennis Court,
- Beautiful Terraces With A View Of The Lake And The Chain Of Alps
- Paved Courtyard

## HEATING AND COOLING

- Cooling Features: Central A/C
- Heating Features: Central Furnace

## POOL AND SPA

- Heated Outdoor Pool
- Sauna And Hammam

## LAND INFO

- Lot Size : 38,776 m2 - 417,381 Sq.Ft.

## GARAGE AND PARKING

- Garage Spaces: 5 Cars
- Parking Spaces:

## BUILDING AND CONSTRUCTION

- Living : 1,034 m2 -11,129 Sq.Ft.
- Year Built : 19Th Century
- Location :
- Topography : Flat
- Levels or Stories: 3 Floors
- Structure Type: Castle
- House Style:
- Furnishing : Furnished

## SCHOOL INFORMATION

Education in Switzerland is compulsory between 9 to 11 years, many of the specifics of the system vary by canton, kindergarten lasts 1 to 2 years, primary level lasts 6 years, and the lower secondary level 3

- Haut-Lac International Bilingual School
- St. George's International School
- Surval Montreux
- School Riviera School Montreux
- Institut Monte Rosa
- Le Châtelard

## AMENITIES AND COMMUNITY FEATURES

Foreigners may only buy a residential property in a touristic area. So unless you are Swiss, or hold a Swiss Residence Permit, you cannot buy a property in Geneva, Basel, Zurich, Zug or any of the other cities in Switzerland

## OTHERS

- Waterfront
- Historic
- Vineyards
- Courtyard
- Fireplace
- Lake Views
- Mountain Views
- Tennis Court

## ABOUT THE AREA

Switzerland is a mountainous Central European country, home to numerous lakes, villages and the high peaks of the Alps. Its cities contain medieval quarters, with landmarks like capital Bern's Zytglogge clock tower and Lucerne's wooden chapel bridge. The country is also known for its ski resorts and hiking trails. Banking and finance are key industries, and Swiss watches and chocolate are world renowned.

Vaud is a mountainous district in western Switzerland bordered by Lake Geneva to the south and France to the west. Lausanne, the capital, is known for its medieval cathedral and Olympic Museum in Ouchy port. East of Lausanne are the Lavaux vineyard terraces and the resort town of Montreux, with its lakeside promenade, Château de Chillon island castle and cogwheel train access to Rochers de Naye mountain

Gingins is a municipality in the district of Nyon in the canton of Vaud in Switzerland