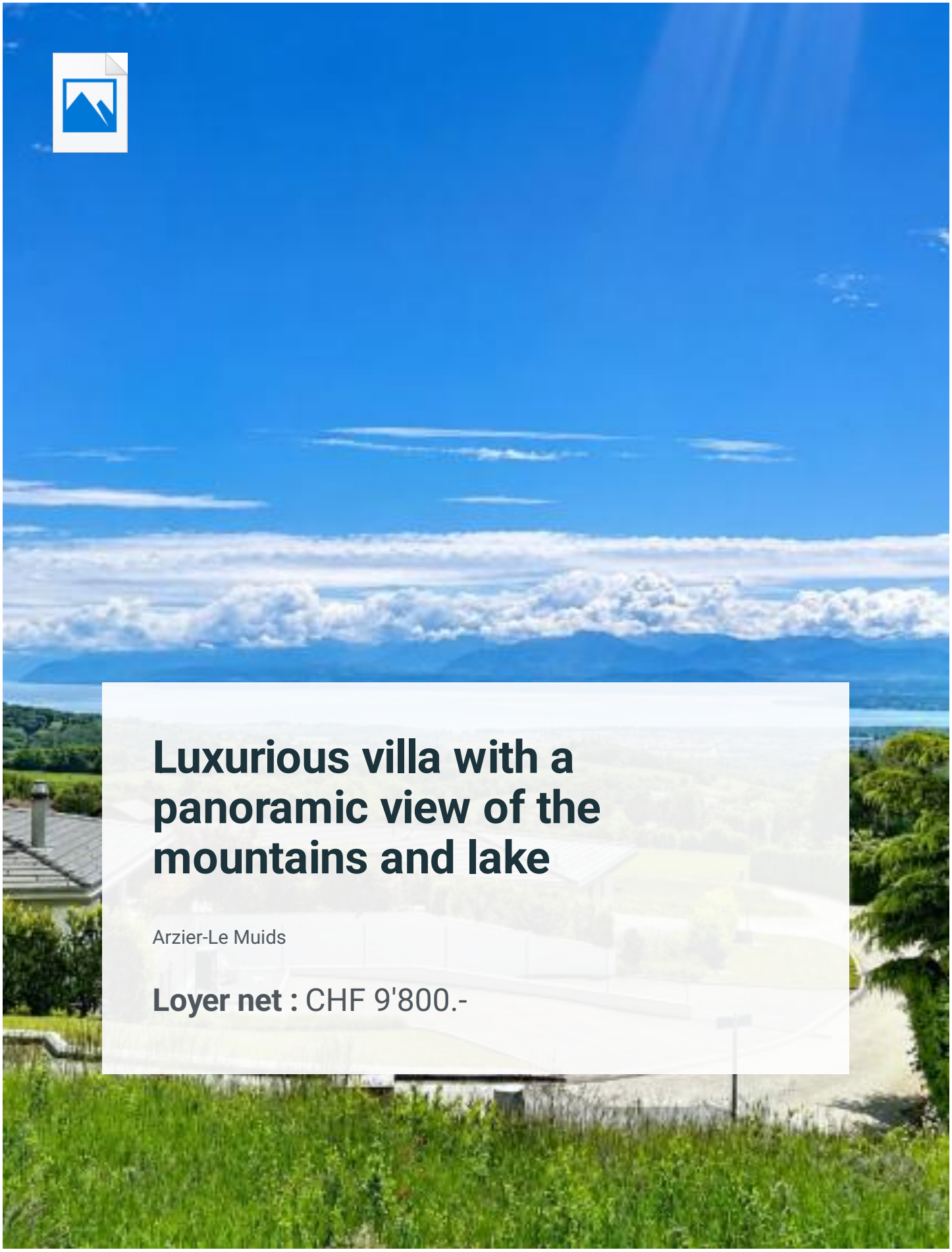


Luxurious villa with a panoramic view of the mountains and lake

Arzier-Le Muids

Loyer net : CHF 9'800.-

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Présentation

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.

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 9'800.–

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

Contact :

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405.00 m²	12.00	6
Surface	Pièces	Chambres

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Galerie













Informations techniques

Transaction

Type	**Maison/Villa**
Référence	**FZ/ 2500**
Charges	**N.C**
Disponibilité	**À convenir**

Surfaces

Pièces	**12**
Chambres	**6**
Salle de bain	**4**
Surface habitable	**405 m²**

Bâtiment

Exposition	**Optimal**
Nombre d'étages	**1**