



FOR RENT

CH-1260 Nyon, Route du Stand 70

EXCLUSIVE - Beautiful 3.5 room apartment with two balconies

CHF 2,300.-/month + ch.



Description

D HOMES SA presents this beautiful 3.5 room apartment offering an PPE area of 84m2.

It is a bright, crossing apartment, located on the 3rd floor of a residence. It has two balconies of approximately 9.5m2 each. The building was built in 2002 with quality materials and is in good general condition.

Distribution:

- Entrance hall with storage
- Open and fully equipped kitchen
- Bright living room with access to a balcony
- 2 bedrooms with access to a balcony
- 1 bathroom with bathtub, sink and washing column
- Guest WC

In addition, it has a 5m2 cellar as well as one outdoor parking space.

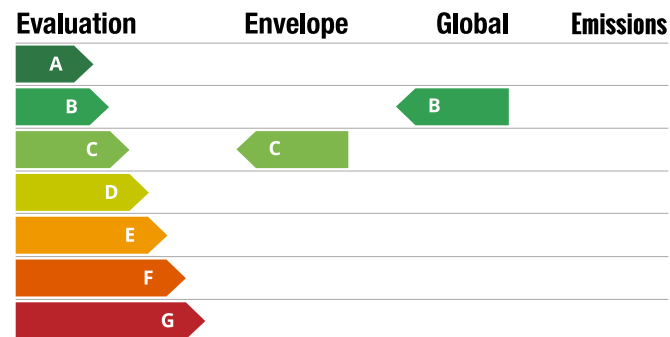
The apartment is located in the town of Nyon. The building is located in a residential area, close to amenities (a few minutes walk from shops and schools).

A bus stop is located 200m away allowing you to reach the CFF station in Nyon in 5 minutes. The apartment is 20 minutes drive from Geneva airport.

Visits : Sandra LE MEVEL : +41 76 382 99 70 ou sandra@immo-iloc.com

Energy efficiency

The energy label is the result of an evaluation of the global energy performance (energy consumption and energy source) and of the performance of the building envelope.



Characteristics

Availability	Immediate
Type	Condominium apartment
Reference	5106768
rooms	3.5
Bedrooms	2
Bathroom	1
Location floor	3rd floor
Year of construction	2002
Energetic efficiency	B
Building envelope	C

Heating type	Gas
Heating installation	Floor
Condition of the property	Good
Standing	Standard
Living area	75.5 m²
Weighted Surface	85 m²
Surface PPE	84.5 m²
Balcony surface	19 m²
Cellar surface	5 m²
Parking places	Yes, obligatory

Object Price	CHF 2,300.-/month + ch.
Number of parkings	
Exterior (not incl.)	1x / CHF 100.-
Total price	CHF 2,400.-/month
Charges	CHF 200.-/month (Estimated)

Conveniences

Neighbourhood

- > City centre
- > Green
- > Shops/Stores
- > Highway entrance/exit
- > Primary school

Outside conveniences

- > Balcony/ies
- > Greenery
- > Parking

Inside conveniences

- > Open kitchen
- > Guests lavatory
- > Cellar
- > Built-in closet
- > Double glazing
- > Bright/sunny

Equipment

- > Fitted kitchen
- > Ceramic glass cooktop
- > Oven
- > Fridge
- > Dishwasher
- > Bath

Floor

- > Tiles
- > Parquet floor

Picture(s)



























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Notes
