



newHome
SERVICES

TWIN HOUSE GLAND





Description

NewHome Services exclusively offers you this semi-detached villa on an **individual plot**. It provides a **modern** living environment with approximately **190 m² of usable space**. Located just 6 minutes by bike or **5 minutes by bus from the train station**, it combines a **quiet residential** setting with **excellent accessibility**. Work carried out in 2014: outdoor terrace, exterior facade painting, and ground floor tiling.

The ground floor revolves around a **large living space**, including a **modern, fully equipped and renovated open-plan kitchen in 2014**, as well as a large living room. With direct access to the terrace and **private garden with a pool**, this room becomes the true heart of the house. A **bathroom** and **built-in wardrobes** complete this level.

The night area consists of a beautiful master suite **with a private shower room**, as well as two comfortable bedrooms served by a bathroom. The **converted and heated attic** space, approximately 20 m², is a **versatile area** that can be used according to your needs: as a bedroom, playroom, workspace, or relaxation area.

The basement is a real asset with a **wine** room, a **heated room** of about 30 m², and a laundry room.



Twin house

RIANT-COTEAU, 1196 GLAND

DISPOSITION

Rooms _____ 5.5

Bedrooms _____ 4

SURFACES

Living area _____ 140 m²

Useful surface _____ 190 m²

Volume _____ 660 m³

Garden surface _____ 400 m²

EQUIPMENT

Heating type _____ Gas

Heating installation _____ Floor

Parkings ext. _____ 4 (included)

CONSTRUCTION

Availability _____ To agree

Year of construction _____ 2000

Condition of the property _____ Good

Object Price _____ **CHF 1,995,000.-**

























Situation

PUBLIC TRANSPORTS

 30 m  1 min.

PRIMARY SCHOOL

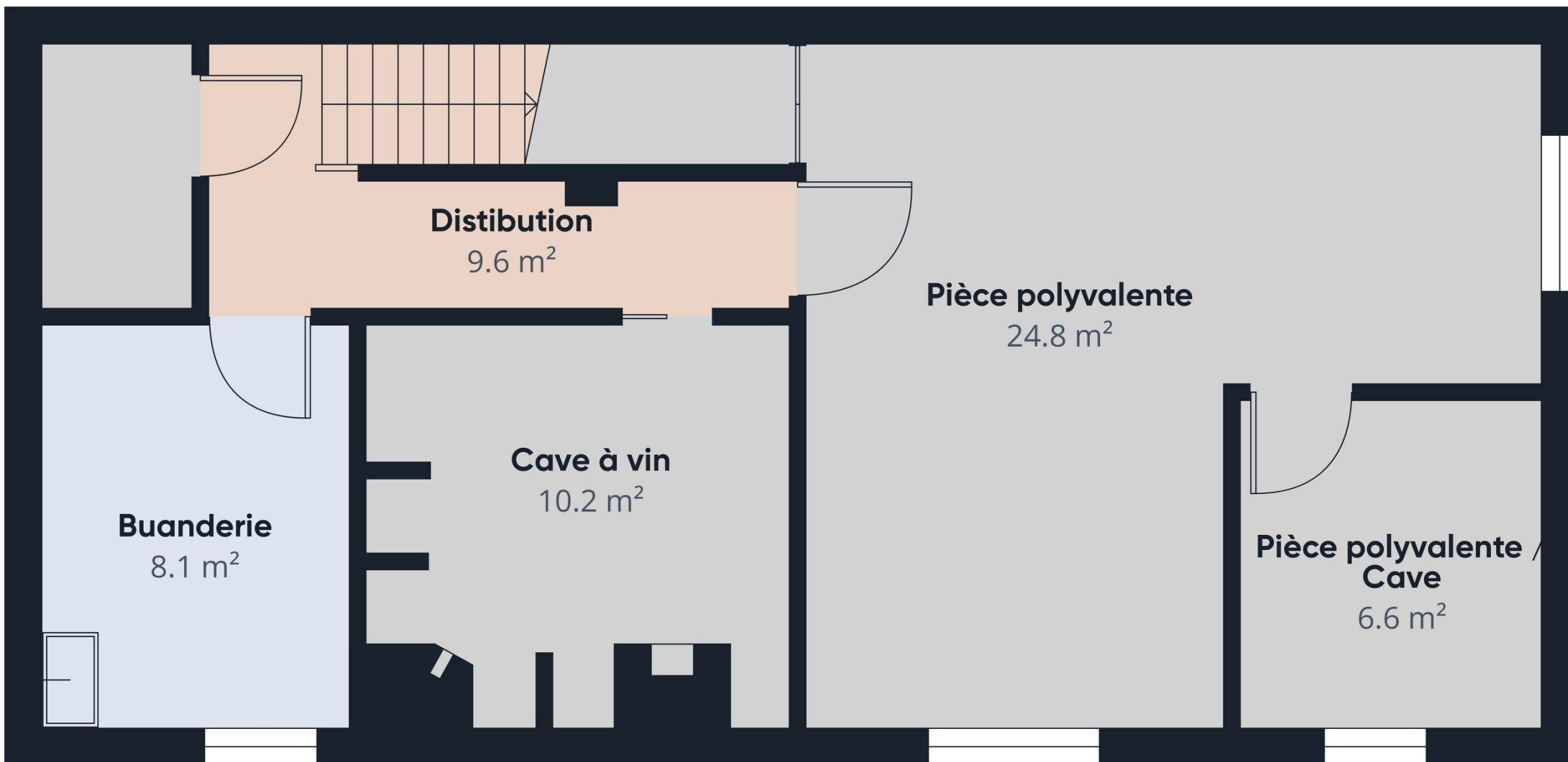
 1.76 km  35 min.  12 min.  5 min.

STORES

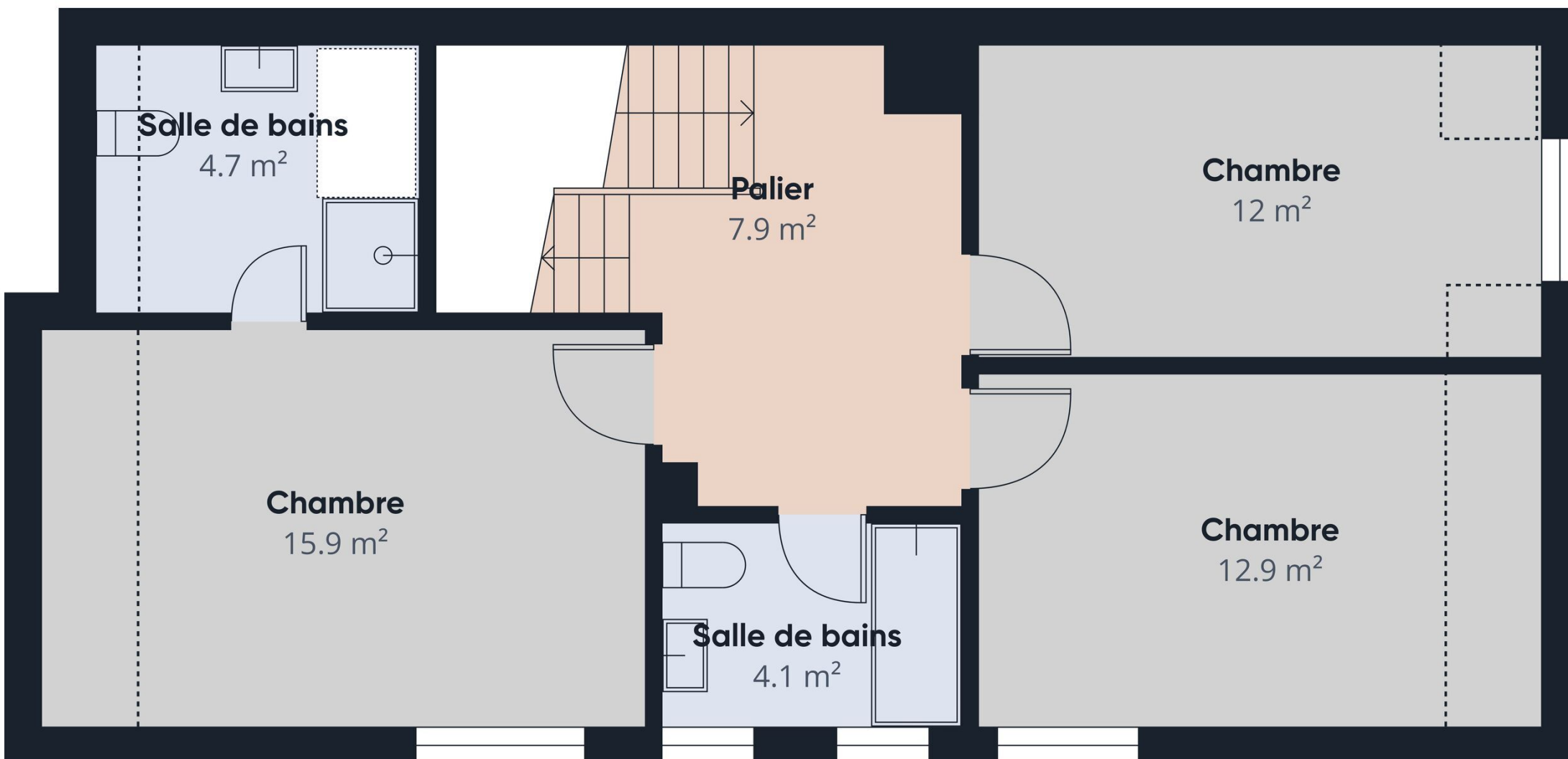
 383 m  7 min.  7 min.  2 min.

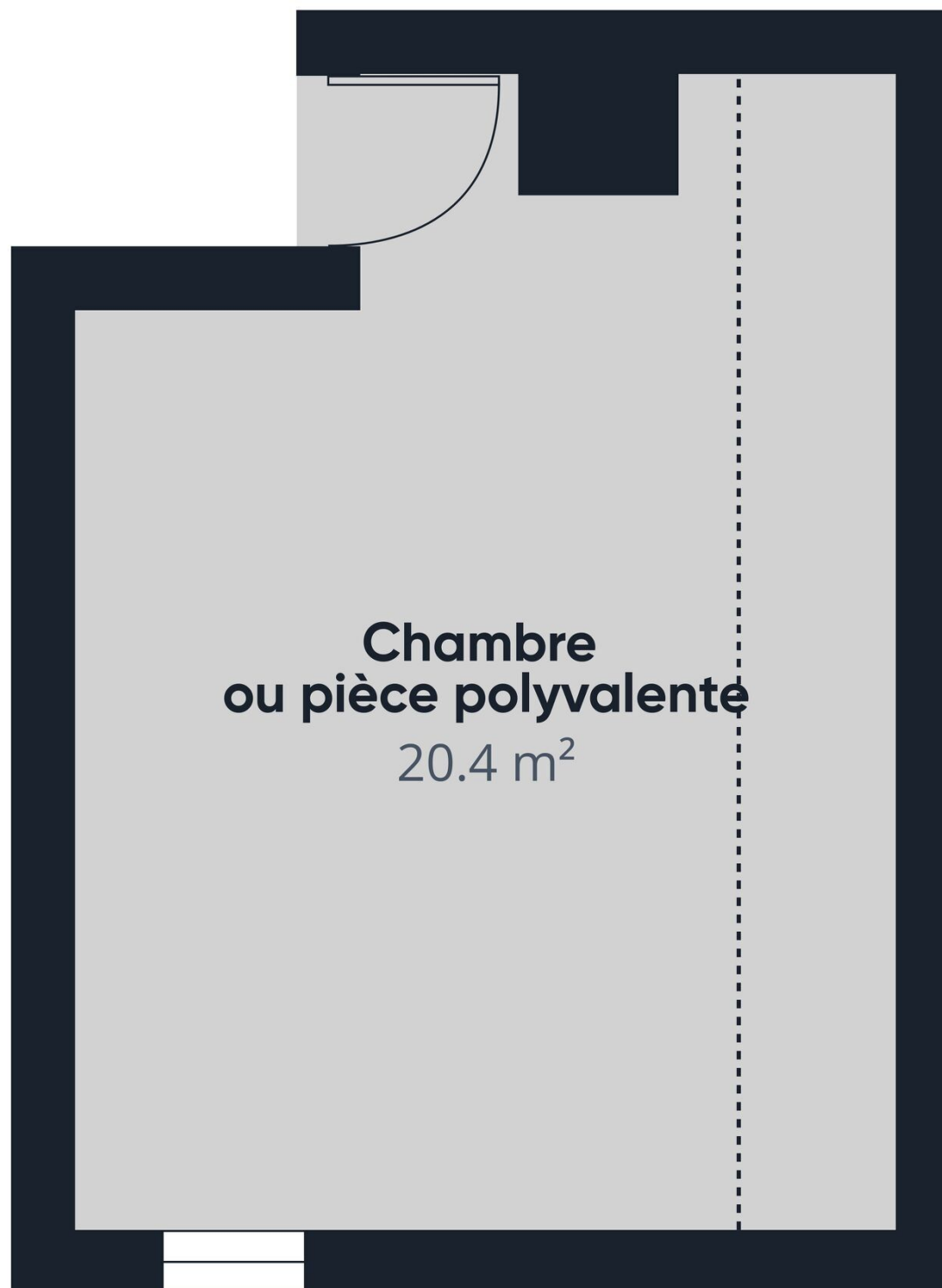
RESTAURANTS

 151 m  5 min.  5 min.  2 min.









Our team is happy to be at your disposal to answer any questions,
provide information, or schedule a visit.



COPPOLA Raphaël
078 851 51 81

* The information, images and plans are provided for reference purposes only and do not constitute a contractual document. The retouched photographs are intended to suggest an alternative layout. This document and its contents may not be shared with a third party without authorization.

NewHome Services SA
Avenue Perdtemps 23
1260 Nyon



022 362 96 10
vente@newhomeservices.ch