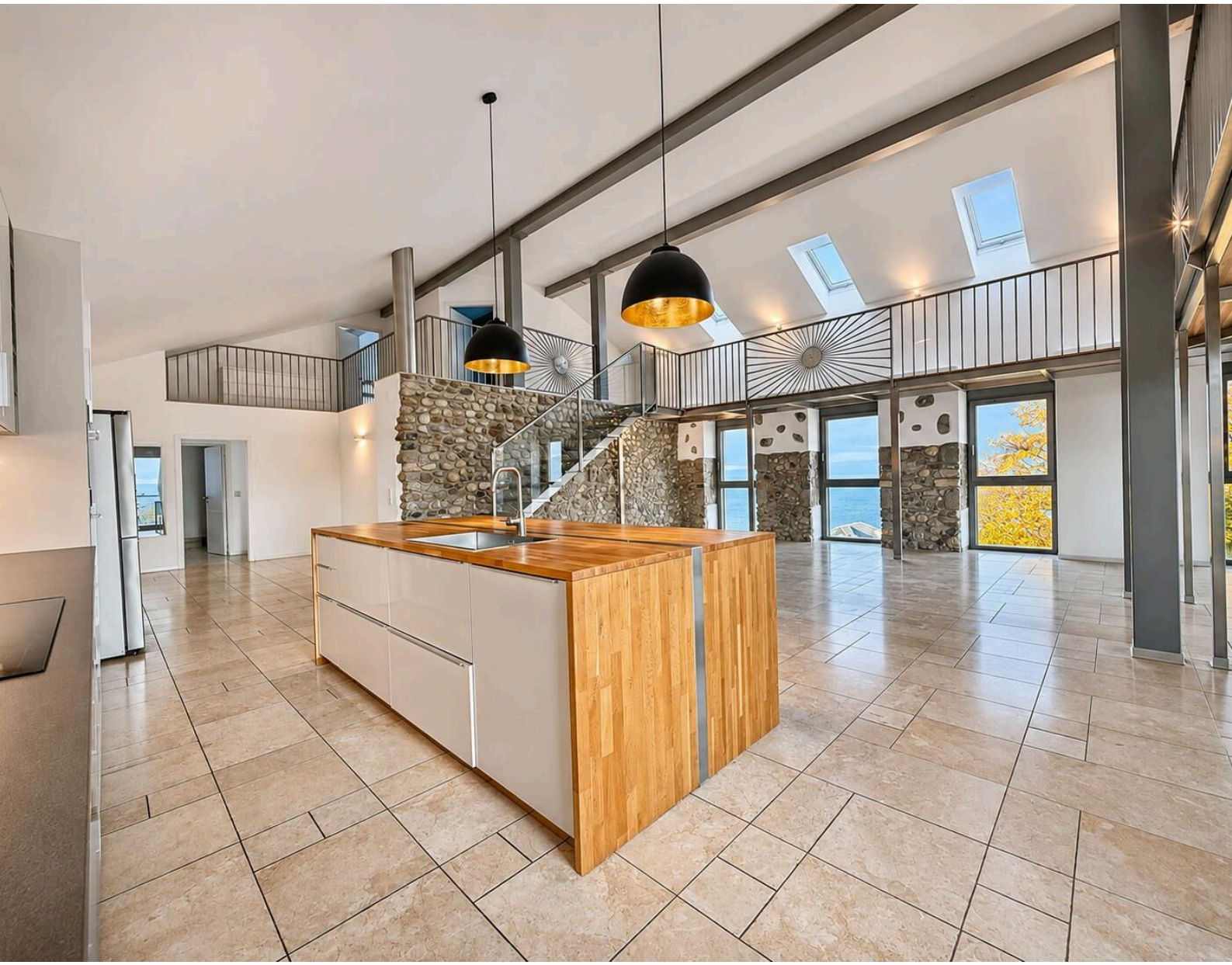
File
for rent

Rue de la Morâche 9
1260 Nyon

spg.ch
GENÈVE–NYON– LAUSANNE



Stunning duplex of approx. 245 m² with a view of the lake

Adresse exclusive
1260 Nyon

Table of contents



Municipality description	P. 3
Characteristics	P. 4
Technical data	P. 5
Description	P. 6
Pictures	P. 7
Plan	P. 12
Next steps	P. 14

Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Municipality description

Nyon – A Privileged Living Environment Between the Lake and the Jura Mountains

Located on the shores of Lake Geneva, between Geneva and Lausanne, Nyon has a population of approximately 24,000 and enjoys a particularly sought-after location.
Renowned for its historic charm, its castle, and its picturesque streets, the town offers a lifestyle that combines vibrancy, tranquility, and proximity to nature.
Nyon boasts numerous shops, restaurants, schools, and cultural and sports facilities. Its CFF train station provides quick access to Geneva and Lausanne.
Nestled between the lake, vineyards, and mountains, Nyon captivates with its quality of life and its prime location in the heart of the Lake Geneva region.

Public transports	166 m	4 min.	4 min.	3 min.
Primary school	213 m	4 min.	4 min.	2 min.
Stores	379 m	7 min.	7 min.	6 min.
Restaurants	54 m	1 min.	1 min.	-

Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Characteristics

6
Rooms

4
Bedrooms

2
Bathrooms

3rd floor
Floor

1
Parking ext.

Gas
Heating type

Lake view

Rent : CHF 6,675.-/month

Number of parkings ext. : not included | CHF 200.-

Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Technical data

Type	**Duplex/two-level**	Charges	**CHF 300.-/month (Fixed rate)**
Kitchen type	**Fitted kitchen, Kitchen island**	Condition of the property	**Good**

Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Description

Nyon – A rare find, with an unobstructed view of the lake

In the heart of historic Nyon, just steps from the Roman ruins, discover an exceptional duplex of approximately 245 m^2, where the charm of ancient stone meets contemporary elegance.

From the moment you enter, the spaciousness is impressive. The cathedral-high ceilings, exposed original stonework, and magnificent weathered stone flooring give this space a unique atmosphere, steeped in history and character.

The fully equipped open kitchen features a central island and a full-size refrigerator, creating a space that is both inviting and functional.

The apartment features four bedrooms, including one suite, and enjoys a pleasant view of Lake Geneva. Two shower rooms with washbasin columns.

A basement and an outdoor parking space—a real asset in this neighborhood—round out this property.

A rare find, where the authenticity of the materials, the generous space, and the prime location in the heart of Nyon combine to create a unique living environment.

- Net monthly rent: CHF 6,675
- Flat-rate heating and hot water: CHF 300
- Outdoor parking (1): CHF 200.–

If you are interested in a tour, our residential leasing department is at your disposal: location-vd@spg.ch



Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Pictures





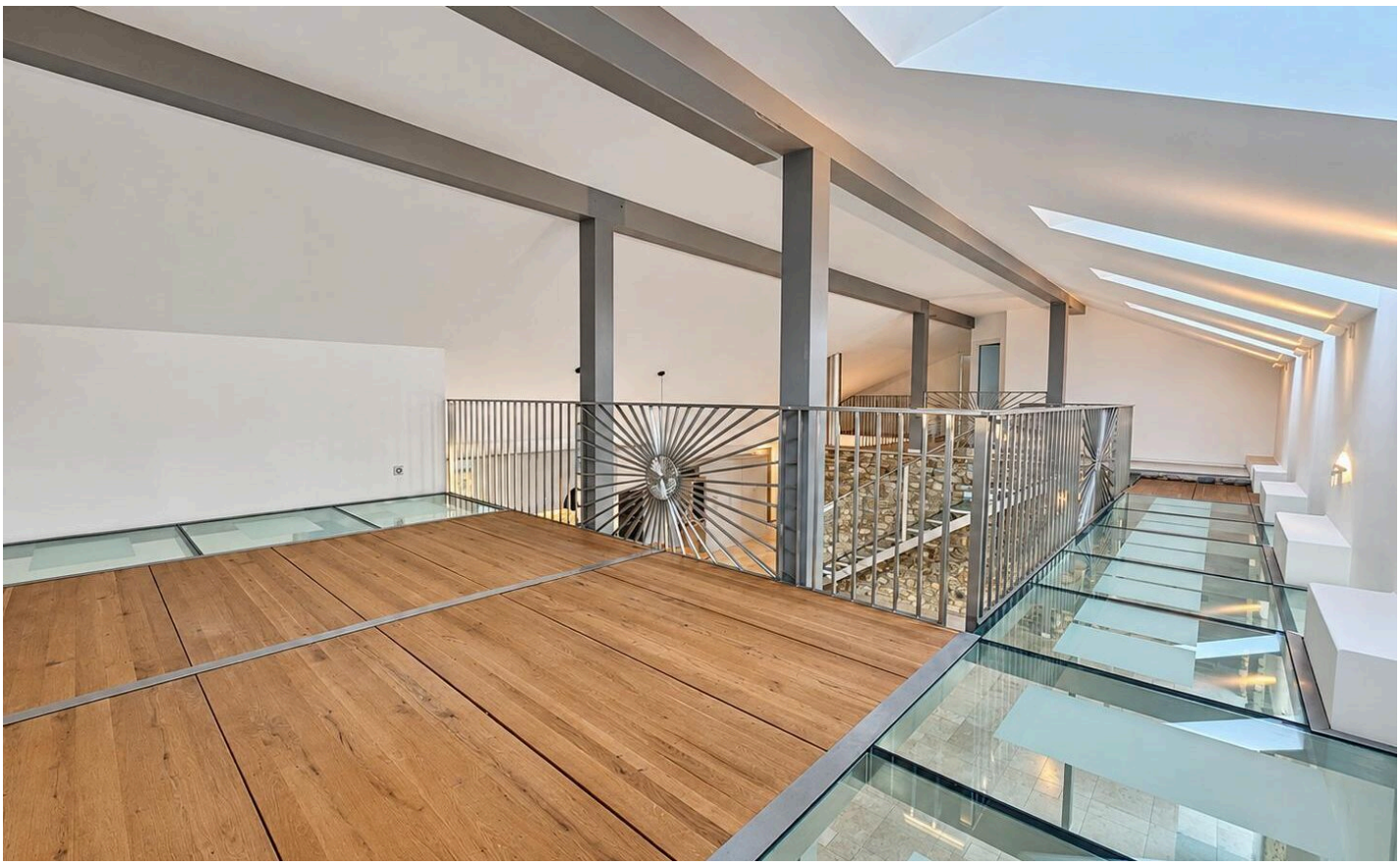
Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.





Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.





Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.





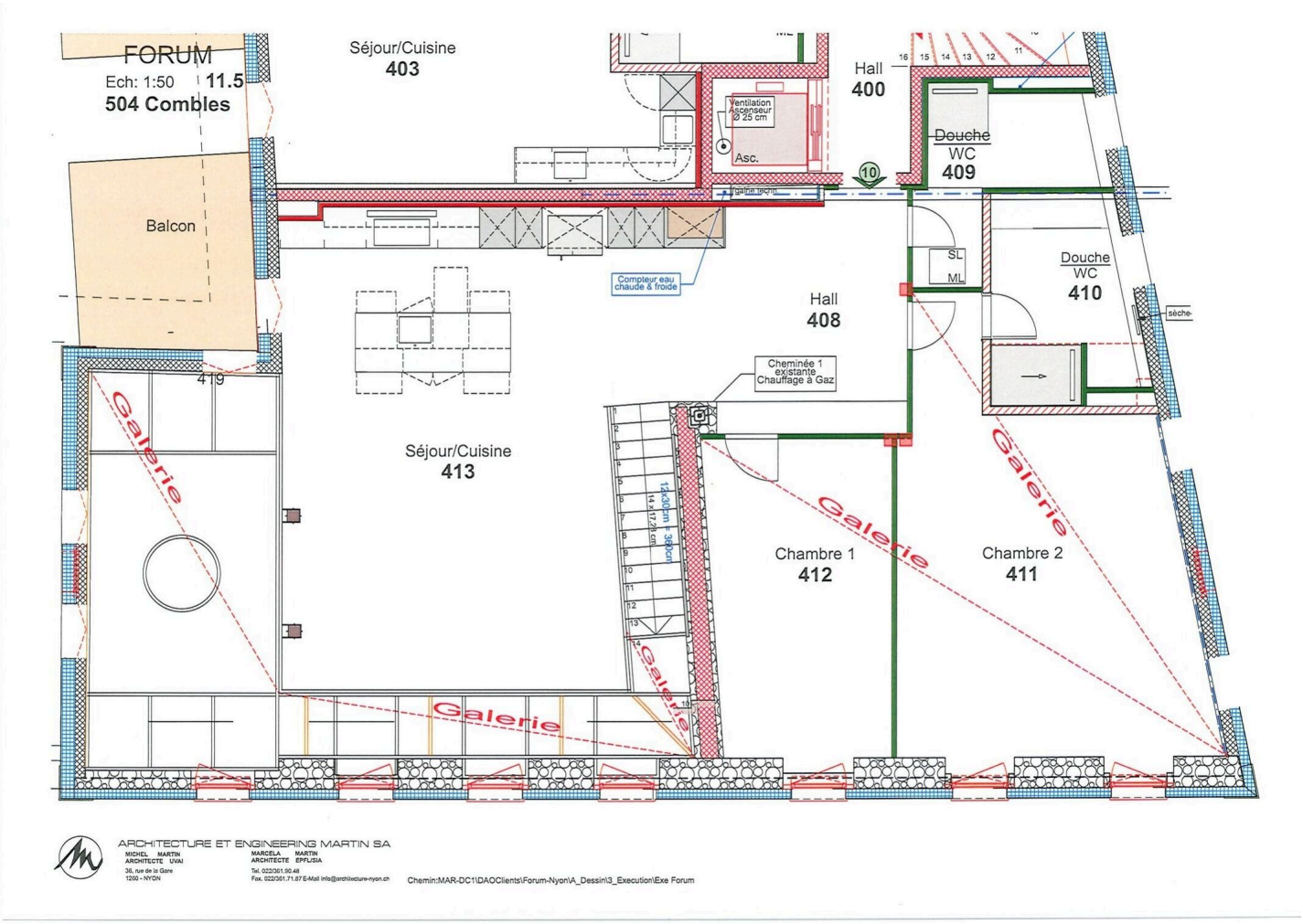
Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.





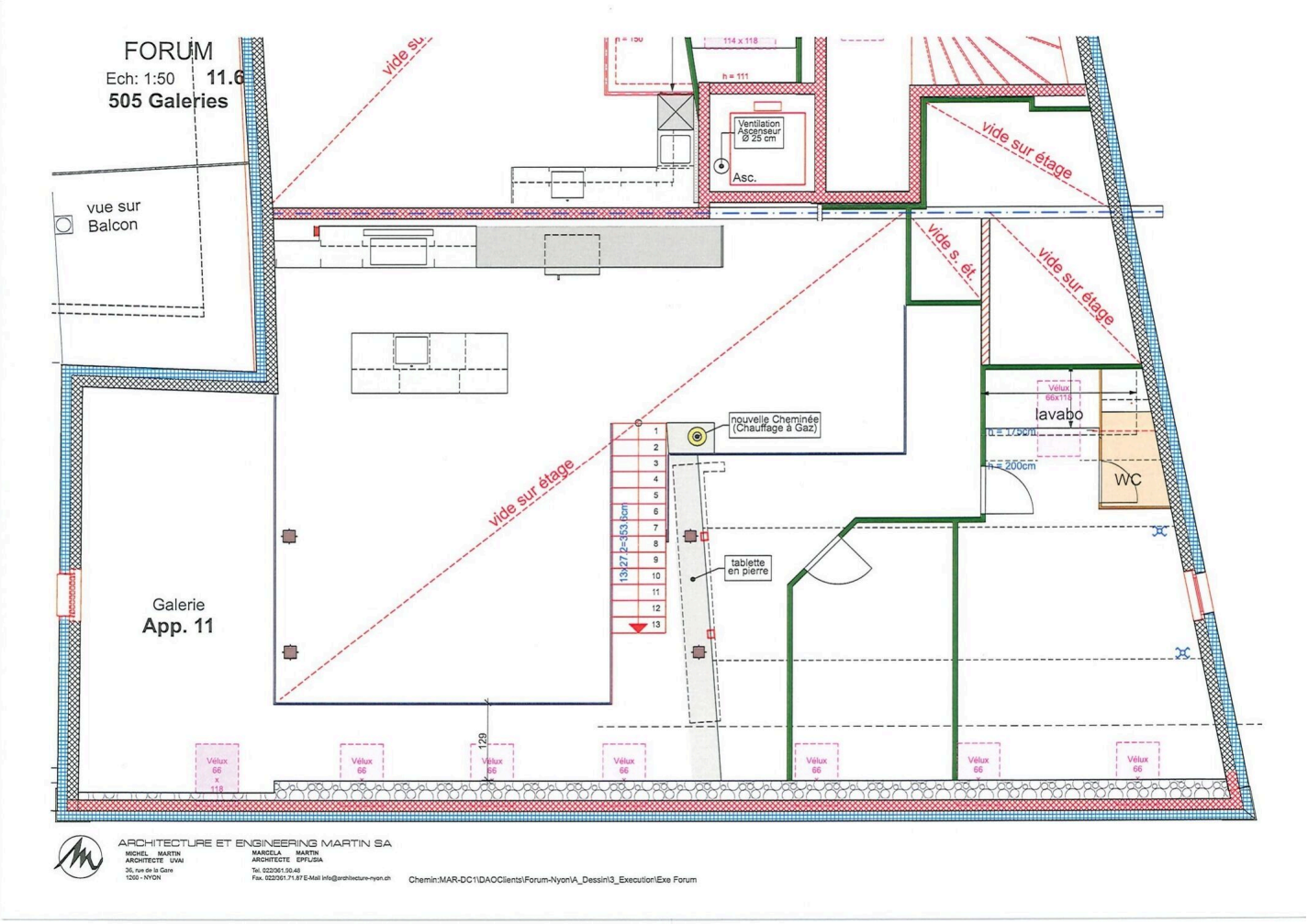
Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Plan



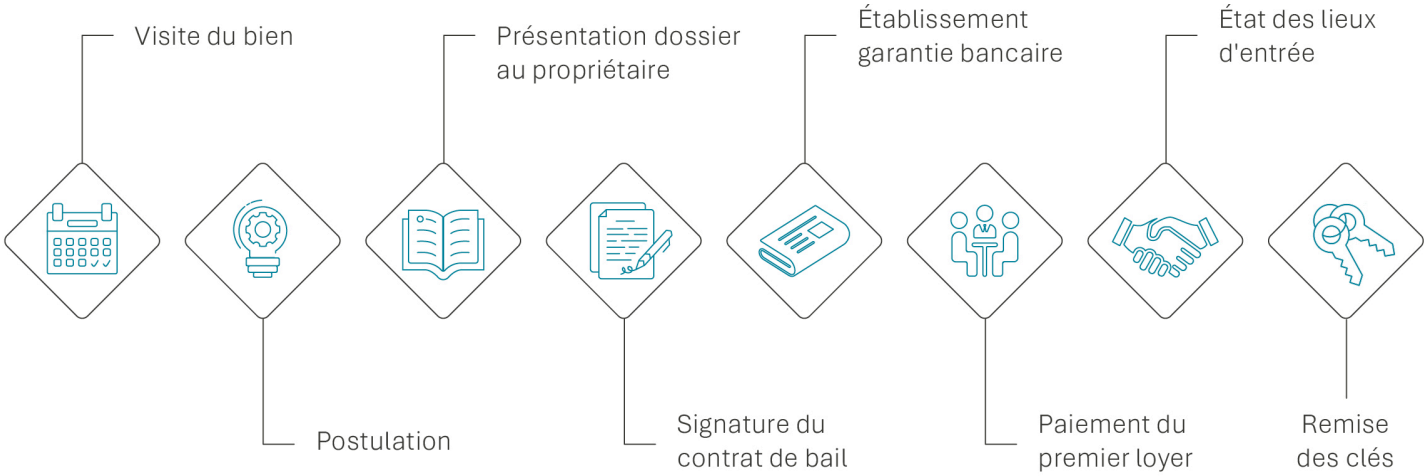
Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Plan



Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.

Next steps





Although the information contained in this data sheet has been checked carefully, we cannot accept any liability for it. The property described is communicated subject to the customary reservations and on the assumption that it has not been sold in the intervening period - © SPG 2026 - All rights reserved.



Jennifer Aeby

T: +41 58 810 37 43

M: +41 79 123 52 45

Jennifer.Aeby@spg.ch

Société Privée de Gérance SA
Rue de la Morâche 9
1260 Nyon