

## Saint-Prex - Mansion of approx. 450m2 for offices



Route de Morges 36  
1162 St-Prex  
Reference: Morges 36 - St-Prex

## SAINT-PREX - MANSION OF APPROX. 450M2 FOR OFFICES

Price upon request

CH-1162 St-Prex, Route de Morges 36



### Description

This remarkable manor house, located on the shores of Lake Geneva, offers a unique working environment in the heart of a preserved natural setting. With a floor area of around 450 m<sup>2</sup> spread over three levels, it is intended for office use.

The house is composed as follows

- The 140m<sup>2</sup> first floor features several bright rooms that could be converted into offices (4), a fully-equipped kitchen, sanitary facilities, a shower and a large terrace overlooking the garden, offering a peaceful, green atmosphere.
- The second floor, with a similar surface area, includes flexible workspaces (6), a kitchenette, a toilet and a balcony with an unobstructed view of the lake.
- The top floor, a 170m<sup>2</sup> duplex penthouse, features several multi-purpose rooms (5), a fully-equipped kitchen and sanitary facilities.

Outside, the property offers 22 parking spaces, making it easy to accommodate employees and visitors.

The house is set in magnificent wooded grounds, ideal for private events or outdoor meetings.

A rare asset completes the picture: private access to a wild beach, just a few steps from the house, reinforces the exclusive and serene character of the location.

It is possible to rent the first floor as a home.

Come and discover this splendid luxury property without delay!

### Contact for visiting

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### Characteristics

Reference : Morges 36 - St-Prex

Type : Office

Useful surface : ~ 450 m<sup>2</sup>

Availability : To be discussed

Inside parking place/s : 22 included

### Characteristics

Reference	Morges 36 - St-Prex	Useful surface	~ 450 m <sup>2</sup>
Availability	To be discussed	Inside parking place/s	22 included
Parking places	Yes, obligatory		

### Conveniences

#### Neighbourhood

- Green
- Lake
- Shops/Stores
- Railway station

#### Outside conveniences

- Balcony/ies
- Terrace/s
- Rooftop terrace
- Greenery
- Noise barrier
- Parking
- Visitor parking space(s)

#### Inside conveniences

- Cellar

#### Condition

- Very good
- Renovated

#### Exposure

- Optimal
- All day

#### View

- Nice view
- Clear
- Unobstructed
- Valley view
- Lake
- Park
- Fields

#### Style

- Classic



Exterior view

























Interior view





Exterior view























