

FOR RENT

CH-1260 Nyon, Rue de la Combe

CHF 3,200.-/month + ch.



# Description

UNIQUE I 5.5-room offices with private garden in the center of NYON

D HOMES SA offers you this new opportunity to have your offices located in the center of Nyon, set up on the lower ground floor in a magnificent architect-designed villa, just a few minutes' walk from the lakefront or the center of Nyon.

- Entrance hall
- 2 large office spaces (total 42m<sup>2</sup>) with access to terrace and private garden
- Open space of over 12m<sup>2</sup> with fireplace
- Office of 12m<sup>2</sup>
- Office of 11m<sup>2</sup>
- Office space of 22m<sup>2</sup> with exit to outside (garden access)
- A kitchen area
- A guest WC
- Terrace and private garden

There are also 3/4 outdoor spaces in the property's inner courtyard, secured by an automatic gate.

A few minutes' walk from the train station and lakeside.

Rent: CHF 3'200.-

Charges: CHF 300.-

Parking: CHF 300.-

TOTAL: CHF 3'800.-

For visits: Matthieu DARCHEN - 41 79 359 57 19 or [matthieu@dhomes.ch](mailto:matthieu@dhomes.ch)

Available from November 15, 2025 or by arrangement

# Characteristics

Availability	To agree
Type	Equipped office space
Reference	5629947
Rooms	5.5
Bathroom	1
Location floor	Garden floor

Heating installation	Radiator
Condition of the property	Good
Standing	Standard
Total surface	120 m²
Parking places	Yes, obligatory

Object Price	CHF 3,200.-/month + ch.
Number of parkings	
Exterior (not incl.)	3x / CHF 300.-
Total price	CHF 3,500.-/month
Charges	CHF 300.-/month (Fixed rate)

# Conveniences

## Neighbourhood

- > City centre
- > Shops/Stores
- > Railway station
- > Bus station
- > Bus stop

## Outside conveniences

- > Terrace/s
- > Garden in co-ownership
- > Quiet
- > Parking

## Inside conveniences

- > Without elevator
- > Guests lavatory

## Equipment

- > Furnished kitchen

## Floor

- > Tiles
- > Parquet floor
- > Laminated

## Condition

- > Good

## Exposure

- > Favourable

## View

- > With an open outlook
- > Forest



# Picture(s)























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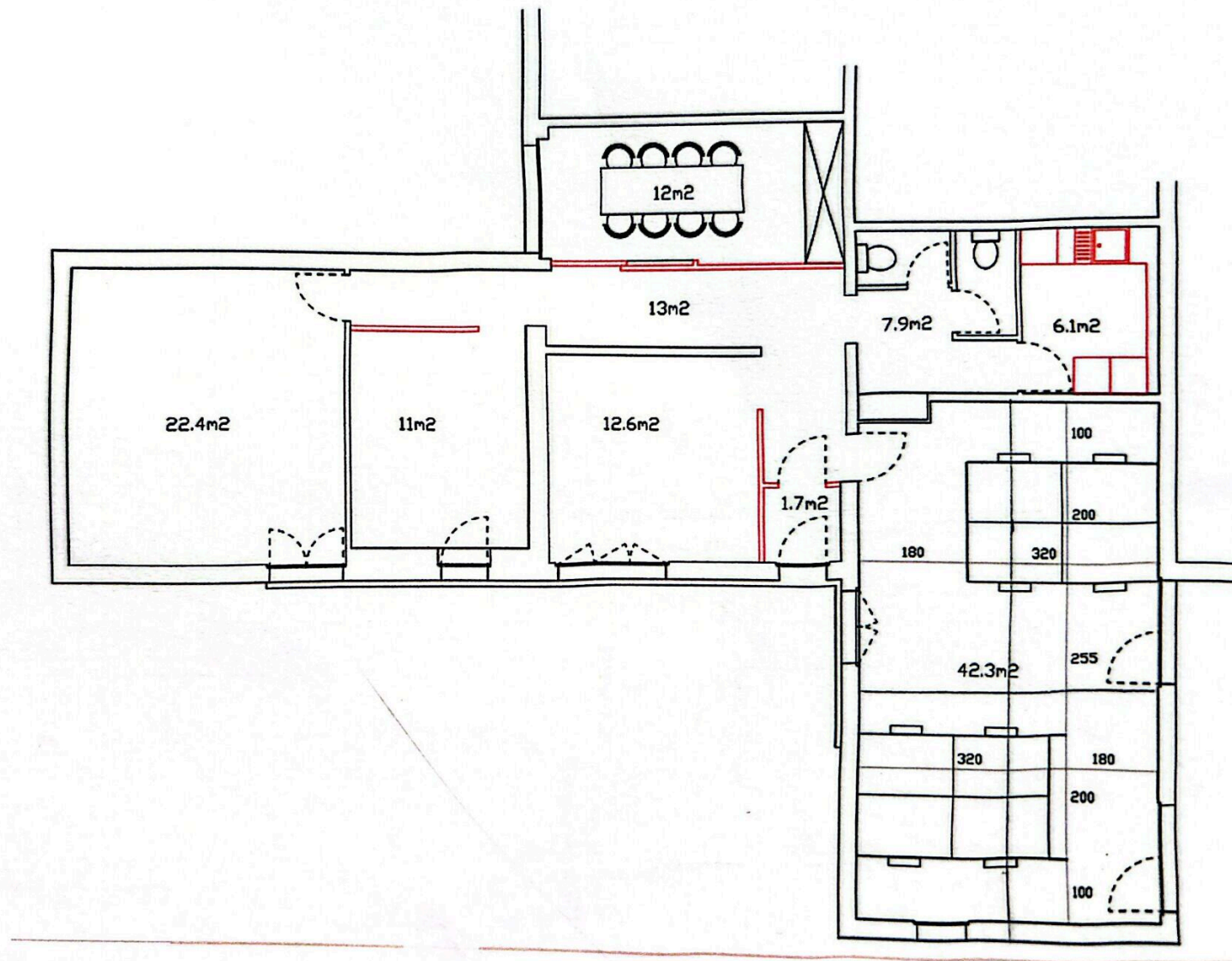








# Plan



# Contact

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## Contact visit

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# Notes

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