

PULLY



A future project to discover in Pully!

CHF 2'200'000.-

Price of parking place(s) in addition



4.5



3



115 m²

n° ref. **045061**



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

This superb 115 m² apartment is being sold with a renovation project budgeted at around CHF 200,000, offering future buyers the opportunity to personalize the finishes. It is located in one of Pully's most coveted and quietest neighborhoods, on the second floor of a mansion comprising just three condominium lots. It offers a rare living environment, blending architectural elegance and absolute tranquility.

The bright living room opens onto a 44 m² face terrace offering an outdoor space conducive to relaxation. A dropout onto the lake adds a unique touch, offering a privileged panorama.

Ideal for a family, the apartment offers two beautiful bedrooms with the possibility of creating a third bedroom and two bathrooms. It combines period charm with high ceilings and contemporary comforts.

Furthermore, you'll be able to take advantage of two garage parking spaces as well as two outdoor parking spaces.

Switzerland

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SURFACES

Living area	115 m ²
Weighted Surface	130 m ²
Terrace surface	46 m ²

CHARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Location floor	Attic

DISTANCES

Public transports	93 m
Primary school	1078 m
Stores	106 m
Restaurants	82 m

INFORMATION

Year of construction	1937
Year of restoration	2025

PROXIMITY

- Villa area
- Park
- Green
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- College / University
- International schools
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s

INSIDE CONVENIENCES

- Open kitchen

- Eat-in-kitchen
- Guests lavatory
- Triple glazing
- Bright/sunny

EQUIPMENT

- Furnished kitchen

ORIENTATION

- South

EXPOSURE

- Favourable
- All day
- Morning
- In the evening

VIEW

- Clear
- Lake
- Mountains

STYLE

- Classic

FINANCIAL DATA**Price****CHF 2'200'000.-****Availability**

To be discussed

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