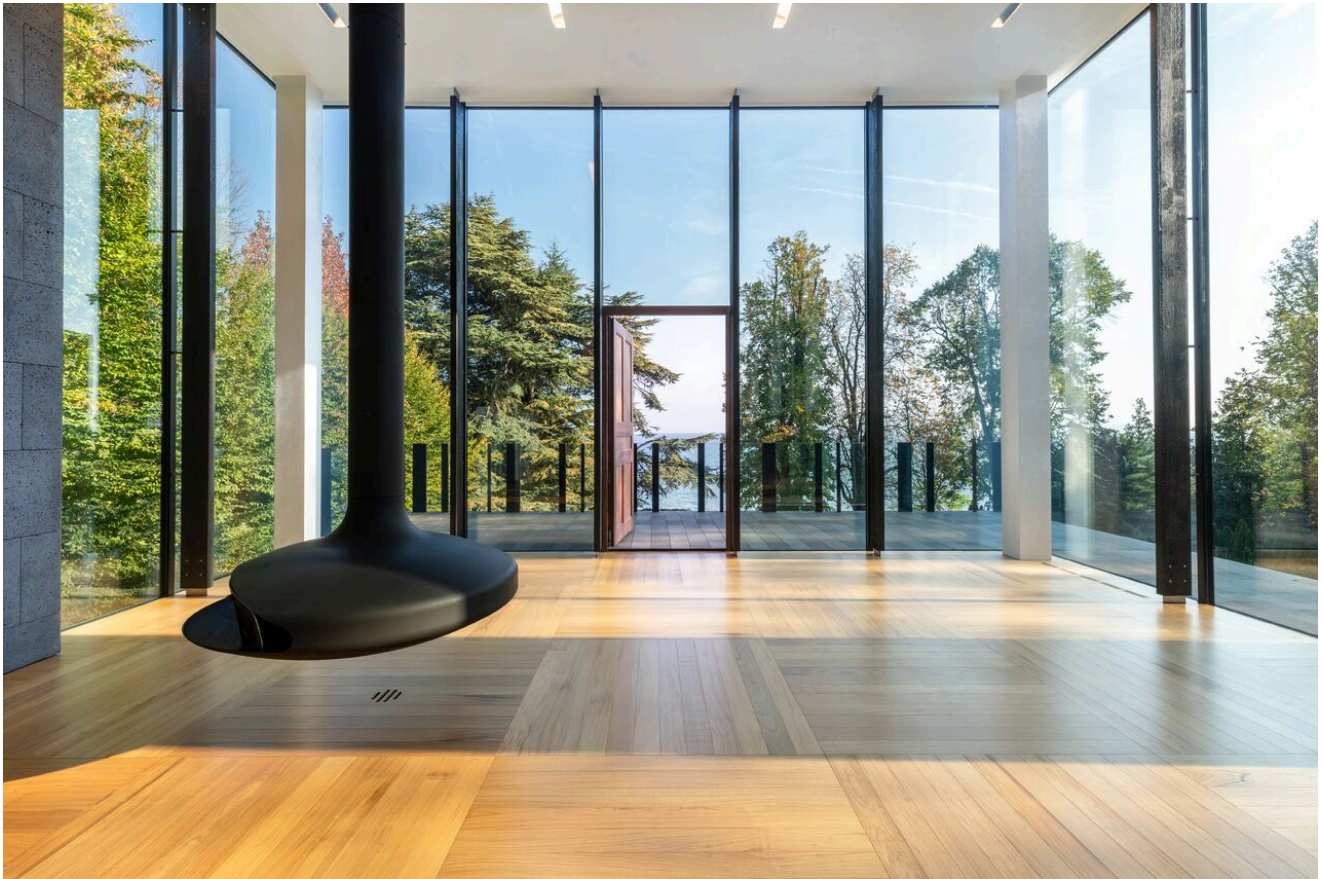


# DULLY



Stunning architect-designed house

**Price upon request**



9



7



1255 m<sup>2</sup>

n° ref. **11496**



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## **SITUATION AND DESCRIPTION**

We are delighted to present this superb waterfront mansion set amid 5,700 m<sup>2</sup> of magnificent tree-studded grounds.

This stunning home covers three floors and is served by a lift. Every last detail has been chosen for optimal light and luxurious comfort: numerous large windows, premium materials and the latest home automation technology.

The rooms have been designed so that light fully penetrates and panoramas continue as far as the eye can see.

Although the kitchen and certain bathrooms have yet to be finished, all the other rooms are ready and can be arranged as the future owners see fit in a very short time.

The house is surrounded by garden terraces that create unique spaces and an intimate ambience. With no overlooking neighbours, the garden offers absolute privacy and access to the lake with private beach and jetty. Divided by a glass screen, the beautiful infinity pool is both indoors and outdoors, so you can enjoy it all year round.

From your very first visit, you will find it hard to resist the charm of this home.



**SURFACES**

Living area	1255 m <sup>2</sup>
Surface of parcel	5711 m <sup>2</sup>
Garden surface	4719 m <sup>2</sup>
Ground surface of building [m <sup>2</sup> ]	441 m <sup>2</sup>
Volume	7000 cbm

**CARACTERISTICS**

Number of flats	1
Number of floors above ground	2
Number of rooms	9
Number of bedrooms	7
Number of bathrooms	12
Number of balcony	5
Number of terraces	5
Year of construction	2010
Second home	Non authorized
Basements	1
Communal tax	49 %

**DISTANCES**

Public transports	150 m
Nursery school	200 m
Primary school	200 m
Stores	200 m
Post office	200 m

**DISTRIBUTION****Ground floor**

- Main entrance with cloakroom
- Guest washroom
- Vast library
- Huge living room with hanging fireplace and access to the terrace
- Dining room with access to the terrace
- Kitchen to be fitted
- Separate entrance for staff Guest washroom

**1st floor**

- Large living room with exposed beam

- Master bedroom with large balcony and breathtaking views of the lake and Alps
- Large en-suite bathroom to be fitted
- Separate bedroom adjoining the master bedroom with dressing room and shower room
- Bedroom with en-suite shower room
- Bedroom with en-suite bathroom
- Bedroom with en-suite bathroom
- Dressing room
- Large office with separate entrance
- Glass-walled bathroom

**Basements**

- Large tasting room
- Temperature-controlled wine cellar
- Guest washroom
- Cloakroom
- Wellness area: Heated indoor-outdoor swimming pool, sauna and hammam to be completed, changing room with shower to be completed
- Home cinema
- Two guest bedrooms with bathroom and access to the terrace
- Several storage rooms
- Kitchen area to be fitted
- Laundry room
- Guest washroom
- Staff apartment



## LOCATION

Ideally situated midway between Geneva and Lausanne, Dully is near the villages of Gland and Bursinel, nestled among vineyards, and extends over 169 hectares. The vineyards cover the hill, extending as far as the farmland north of the lake. The village has two restaurants, La Clé d'Or and L'Auberge de Dully, shops, a post office and a primary school; secondary schools can be found in nearby Rolle. Several international schools lie nearby.

## CONSTRUCTION

Built in 2010, this exceptional house has been perfectly maintained and has the latest equipment. It also offers superb volumes, all bathed in light thanks to its optimal orientation.

Although the kitchen and some of the bathrooms have yet to be finished, the rooms are completely ready and can be arranged according to the taste of

the future owners in a very short time.

## OUTSIDE CONVENIENCES

- Several large terraces that showcase the view
- Private garden
- Indoor-outdoor infinity pool
- Paved inner courtyard
- Underground garage
- Numerous outdoor parking spaces
- Private jetty
- Direct access to the lake

**NEIGHBOURHOOD**

- Green
- Lake
- Vineyard
- Shops/Stores
- Post office
- Restaurant(s)
- Bus stop
- Highway entrance/exit
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- International schools

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery
- Waterfront
- Parking
- Garage
- Swimming pool
- Jacuzzi
- Boat moor

**INSIDE CONVENIENCES**

- Lift/elevator
- Underground car park

- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Wintergarden
- Cellar
- Wine cellar
- Carnotzet
- Sauna
- Hammam
- Fitness room
- Swimming pool
- Home cinema
- Built-in closet
- Air conditioning
- Water softener
- Fireplace
- Bright/sunny
- Skylights

**EQUIPMENT**

- Kitchen to furnish
- Shower
- Bath
- Electric blind
- Videophone
- Home automation

**FLOOR**

- Marble
- Stone
- Granite

**FINANCIAL DATA****Price****Availability****Judicial form****Price upon request**

To be discussed

Propriété individuelle

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## **CONDITION**

- New

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Panoramic
- Lake
- Mountains
- Alps

## **STYLE**

- Character house







