

PULLY



Sumptuous lake view house with indoor spa

CHF 3'950'000.-



8



5



320 m²

n° ref. **032785D**



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SITUATION AND DESCRIPTION

Extraordinary property with over 620 m² of usable space, built in 1986 in one of the most sought-after and secure areas of the canton of Vaud. It is ideally located, close to all amenities and just a stone's throw from the village of Pully and its shops.

A true haven of peace with its private spa featuring a spacious swimming pool over 10 m long by 3.5 m wide and a jacuzzi where you can contemplate a fresco depicting the bay of Lake Lugano.

The reception rooms are very spacious and designed to perfectly accommodate guests. Distributed over three floors, they all benefit from high-standard bespoke finishes.

Set on a 1,059 m² plot with a further 500 m² for exclusive use overlooking the lake, the garden features rare species of trees, a Japanese garden and a pergola where you can enjoy private evenings.

A large garage for 3 cars and a large courtyard where you can park 4 cars complete this exceptional property.

SURFACES

Living area	320 m ²
Surface of parcel	1560 m ²
Ground surface of building [m ²]	222 m ²
Useful surface	620 m ²
Volume	2229 cbm

CARACTERISTICS

Number of rooms	8
Number of bedrooms	5
Number of bathrooms	5
Year of construction	1986
Year of restoration	2021
Heating system	Heat pump, Solar
Domestic water heating system	Heat pump, Solar
Heating installation	Floor
Second home	Non authorized
Parking places	Yes, obligatory

DISTANCES

Public transports	48 m
Primary school	217 m
Stores	127 m
Restaurants	62 m

PROXIMITY

- Villa area
- Park
- Green
- Mountains
- Lake
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Quiet
- Greenery
- Garage

INSIDE CONVENIENCES

- Without elevator
- Garage
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Wine cellar
- Garret
- Storeroom
- Jacuzzi
- Swimming pool

- Built-in closet
- Mosquito screen
- Fireplace
- Double glazing
- Bright/sunny
- With front and rear view

EQUIPMENT

- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower

FLOOR

- Tiles
- Parquet floor
- Marble

ORIENTATION

- South

EXPOSURE

- Optimal
- All day

FINANCIAL DATA

Price

CHF 3'950'000.-

Availability

To be discussed

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VIEW

- Clear
- Lake
- Garden
- Park
- Mountains
- Alps

STYLE

- Classic



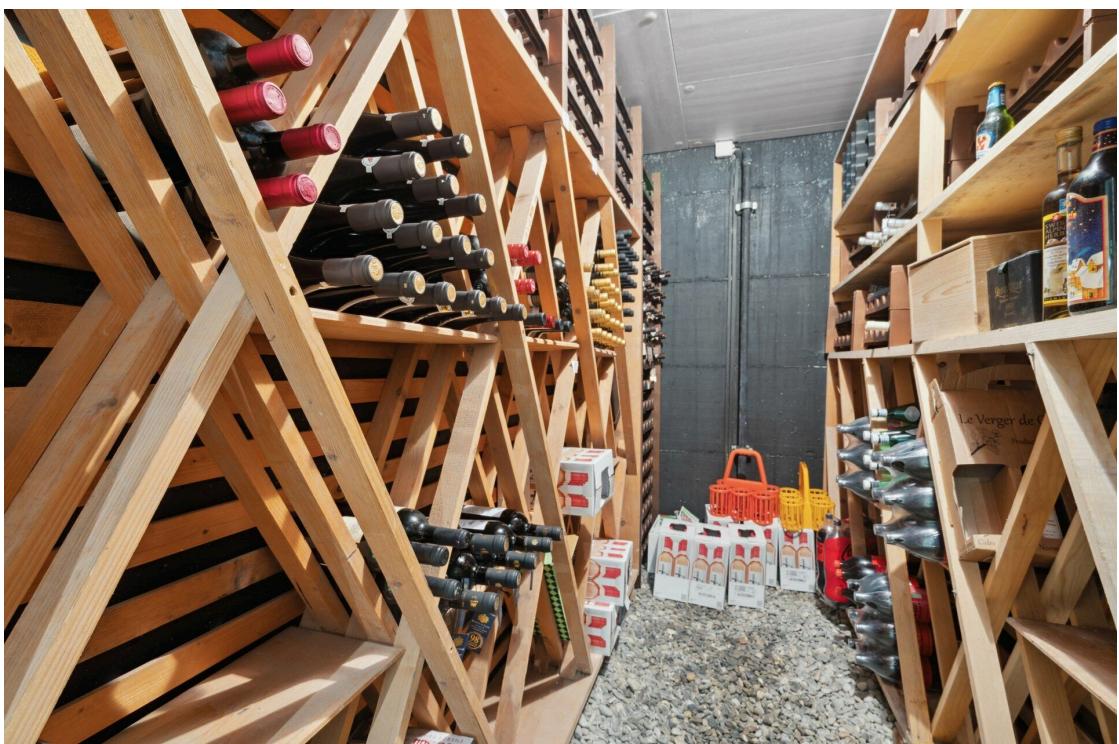


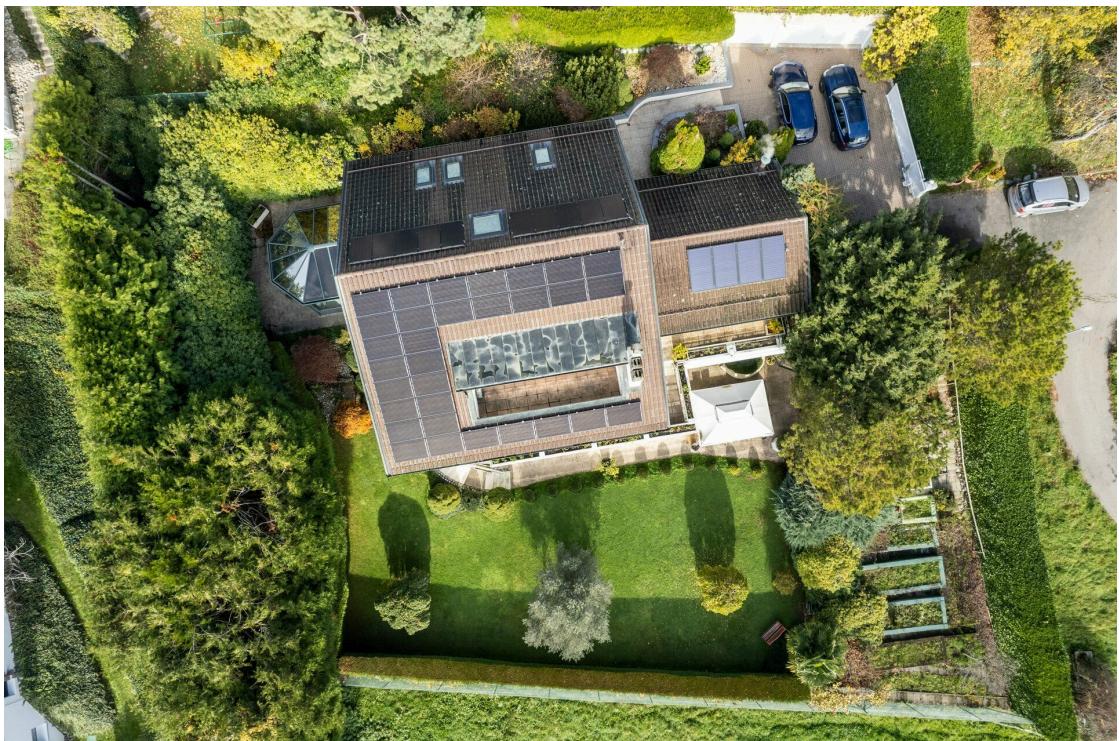












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