

DULLY



Superb property in Dully

Price upon request



7.5



5



~800 m²

n° ref. **039500**



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SITUATION AND DESCRIPTION

This superb 10-room detached villa is nestled in a privileged residential area of Dully, offering rare serenity in a verdant setting. Surrounded by a large wooded plot of 10,000 m², this property is a haven of peace for those seeking tranquility yet close proximity to amenities.

Located just a few minutes' walk from the center of Dully, this property offers easy access to a variety of amenities, including grocery stores, bakeries, restaurants and cafés. Outdoor enthusiasts will appreciate the proximity of numerous hiking trails, while golfers will enjoy the renowned Bonmont Golf Club just a 10-minute drive away.

The neighboring town of Gland, reachable in less than 10 minutes by car, offers additional shopping options, including a large shopping center with stores, restaurants and a cinema. Parents will be pleased to

know that Dully also has an elementary school, and secondary schools are easily accessible in neighboring towns.

Built in the 1970s, this architect-designed house offers beautiful volumes and an optimal distribution of around 650 m² of usable space, including 500 m² of living space. This property offers very attractive development potential for buyers looking to personalize their future home according to their tastes and requirements.

Being in its raw state, a project has been imagined and offers a beautiful distribution:

The first level offers a majestic welcome in the entrance hall, followed by a spacious living room bathed in natural light thanks to its large picture windows.

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The perfectly appointed closed kitchen, generous dining room, bright study, bedroom with adjoining dressing room and large bathroom add a touch of comfort to this floor.

The master bedroom also offers a large adjoining dressing room, while two other spacious bedrooms and a laundry room complete this level.

The second level offers two additional bedrooms, a bathroom with shower, a living room and a large indoor pool for special moments of relaxation. Two large cellars also offer additional storage space.

Currently in its unfinished state, this property offers unlimited design possibilities with spacious living areas and an ideal layout.

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SURFACES

Living area	~ 800 m ²
Surface of parcel	~ 10000 m ²
Useful surface	~ 1000 m ²
Volume	~ 1800 cbm

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	5
Number of bathrooms	4
Number of toilets	5
Year of construction	1970
Second home	Non authorized

DISTANCES

Public transports	469 m
Primary school	2662 m
Stores	1778 m
Restaurants	168 m



LOCATION

The house's location offers a peaceful setting while remaining close to various amenities and services. Here's an overview of what's nearby:

Shops

At just a few minutes' drive from Chemin d'Es Combes, you'll find well-stocked supermarkets as well as local grocery stores for your daily shopping.

Overlooking artisan bakeries offering fresh bread, viennoiseries and pastries are also available nearby for your baked goods needs.

Public transport

Bus stops are located close to Chemin d'Es Combes, offering convenient links to different parts of Dully as well as to neighboring towns.

The Dully train station is a short drive or bus ride away, offering rail connections to Lausanne, Geneva and other major destinations.

Other amenities

Primary and secondary schools are nearby, offering educational options for families with children.

Doctors' surgeries, pharmacies and medical clinics are accessible in the vicinity to meet your health needs.

You'll find a selection of restaurants, cafés and bars in the vicinity, offering a variety of cuisines for your gastronomic and social outings.

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PROXIMITY

- City centre
- Village
- Villa area
- Park
- Green
- Lake
- Beach
- Vineyard
- Residential area
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Railway station
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Secondary II school
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Quiet
- Parking
- Box

INSIDE CONVENIENCES

- Eat-in-kitchen

CONDITION

- To be renovated

ORIENTATION

- South
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Lake
- Mountains

STYLE

- Classic

FINANCIAL DATA

Price

Availability

Price upon request

To be discussed

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