

# DULLY



Exceptional waterfront residence

## Price upon request



7



6



800 m<sup>2</sup>

n° ref. **036080**



**Switzerland | Sotheby's International Realty**  
Avenue Mon-Repos 22, 1005 Lausanne

**François Sanchez**  
+41 79 533 92 29  
francois.sanchez@swsir.ch



Switzerland

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## SITUATION AND DESCRIPTION

In the heart of the Côte region, between Nyon and Rolle, this exceptional residence enjoys a unique location, literally on the front line of Lake Geneva. Nestled on a beautifully wooded plot of around 5,000 m<sup>2</sup>, it embodies the perfect harmony between prestige, serenity and waterside living.

Completely redesigned and renovated between 2020 and 2022, this property has undergone an exemplary restoration, carried out with noble materials and top-of-the-range finishes. Its contemporary architecture is combined with a warm, elegant atmosphere, giving each space a discreet, timeless refinement.

With a living area of around 800 m<sup>2</sup>, the villa unfolds with ease and elegance. It features six en suite bedrooms, each with its own bathroom and dressing room. The master suite, a veritable private sanctuary of almost 90 m<sup>2</sup>, seduces with its generous volumes

and impressive dressing room.

The reception areas, bathed in light thanks to the vast bay windows, open onto a breathtaking panorama - Lake Geneva and the Alps loom as far as the eye can see, offering a changing spectacle as the hours and seasons go by.

The amenities are up to the task: indoor/outdoor pool with Jacuzzi, sauna, steam room, gym, triple garage and private pontoon. An independent apartment for staff and an annex dedicated to security complete the ensemble.

Outdoors, terraces invite contemplation and moments of sharing, while the fully fenced and carefully landscaped grounds guarantee absolute privacy. From the garden, direct access to the lake

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allows you to moor your boat and take full advantage of the gentle shoreline.

The property wonderfully combines the charm of a family home with the comfort of a contemporary residence of the highest standing.

Ideally located close to Geneva, it offers easy access to all amenities, the international airport and the most renowned schools, including the prestigious **Le Rosey** institution (5 minutes away). The **Domaine Impérial**, one of Switzerland's finest golf courses, is just 2 minutes away.

On first visit, the charm inevitably takes hold. This rare and timeless home embodies "feet in the water" excellence on the Lake Geneva Coast.

**A true favorite.**

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**SURFACES**

Living area	800 m <sup>2</sup>
Surface of parcel	4845 m <sup>2</sup>
Garden surface	4010 m <sup>2</sup>
Underground surface	283 m <sup>2</sup>
Ground surface of building [m <sup>2</sup> ]	418 m <sup>2</sup>
Total surface	1084 m <sup>2</sup>
Volume	3439 cbm
Ceiling height	3.2 m

**CHARACTERISTICS**

Number of flats	2
Number of rooms	7
Number of bedrooms	6
Number of bathrooms	5
Year of construction	1979
Year of restoration	2022
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Non authorized
Construction zone	Très faible densité
Energy efficiency	B
Building envelope	B

**ANNEXES**

- A staff apartment with two bedrooms, a kitchen, a living room and a bathroom
- A security annex with an office and a toilet

**DISTANCES**

Public transports	507 m
Stores	1861 m
Restaurants	354 m

**DISTRIBUTION****Ground floor**

- A spacious entrance
- A living room
- A dining room
- A kitchen
- An office
- A fitness room
- An indoor/outdoor swimming pool of 22 meters
- A sauna
- A hammam
- A jacuzzi
- A shower
- A guest toilet

**1st floor**

- 3 en-suite bedrooms with bathrooms and built-in wardrobes
- A 90 m<sup>2</sup> bedroom with bathroom and dressing room

**Basements**

- A wine cellar
- A laundry room
- Technical rooms
- Storage rooms
- A toilet





## OUTSIDE CONVENIENCES

- Electric gate
- Paved courtyard
- Spacious paved terrace
- Heated outdoor pool
- Beautiful garden
- Pontoon boat with lift
- Automatic watering system
- Exterior lighting

**NEIGHBOURHOOD**

- Village
- Villa area
- Green
- Lake
- Beach
- Harbour
- Shops/Stores
- Restaurant(s)
- Bus stop
- Child-friendly
- Nursery
- Primary school
- Secondary school
- International schools

**OUTSIDE CONVENIENCES**

- Terrace/s
- Garden
- Quiet
- Greenery
- Waterfront
- Garage
- Swimming pool

**INSIDE CONVENIENCES**

- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Sauna

- Jacuzzi
- Hammam
- Fitness room
- Swimming pool
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny
- With front and rear view

**EQUIPMENT**

- Fitted kitchen
- Laundry drop
- Bath
- Italian shower
- Electric car terminal
- Electric blind
- Alarm
- Interphone
- Videophone
- Oversee camera
- Electric gate
- Outdoor lighting
- Home automation
- Automatic watering

**FLOOR**

- Tiles
- Parquet floor
- Stone

**CONDITION**

- As new

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **ORIENTATION**

- South
- East
- West

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Unobstructed
- Lake
- Garden
- Mountains
- Alps

## **STYLE**

- Modern

## **STANDARD**

- Minergie® certified





Indoor/outdoor pool



Entrance hall



Living room



Living room





Fireplace



Dining room





Visitor toilets



Sauna/Hammam with shower and indoor pool





Fitness







Lake view



Master bedroom en suite





Master bedroom en suite



Master bedroom dressing room



Master bedroom dressing room



Master bedroom bathroom





Bedroom en suite



Bedroom en suite





Bathroom



Bedroom en suite



Bathroom



View





Pontoon











