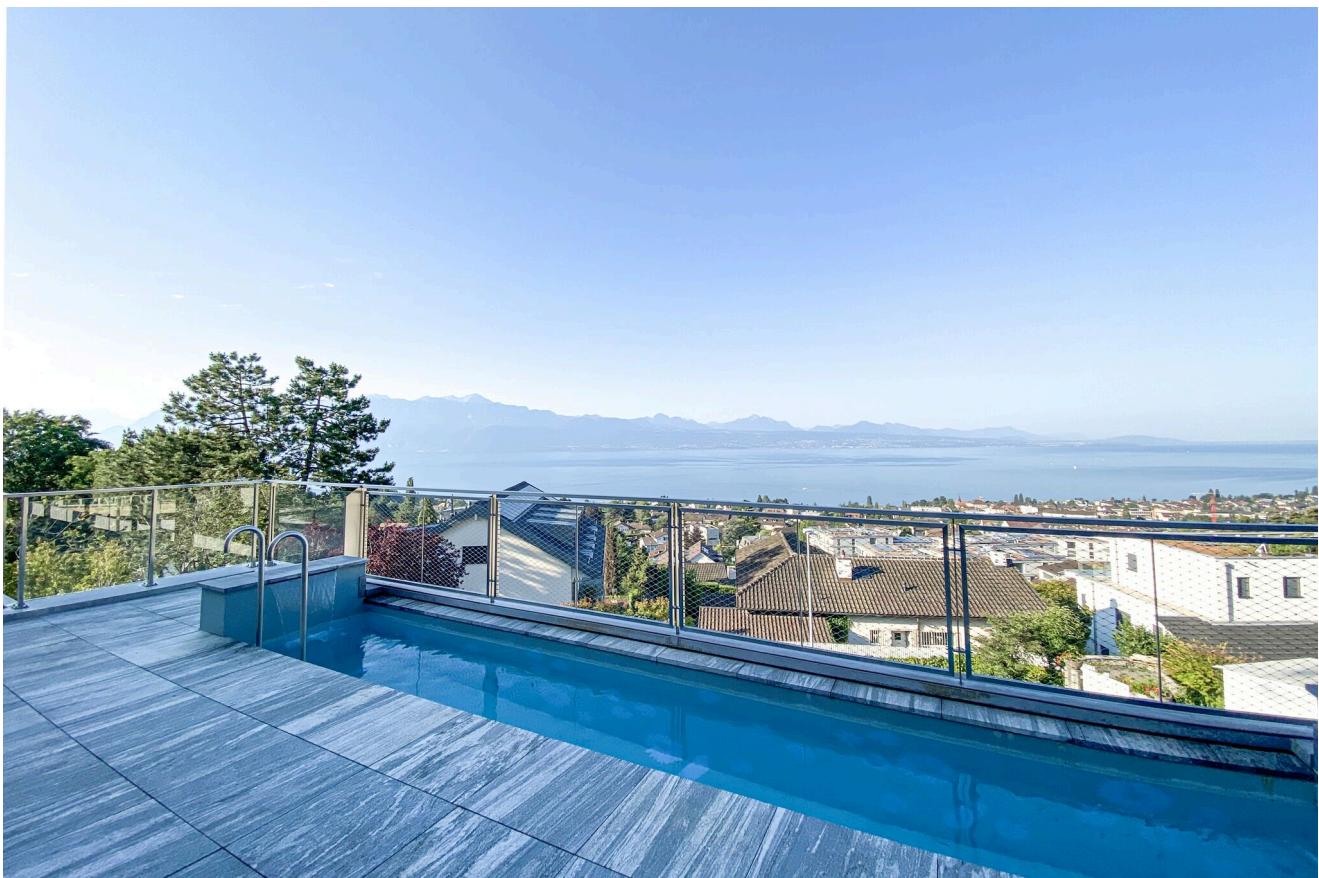


PULLY



Contemporary house with spectacular views

Price upon request



9

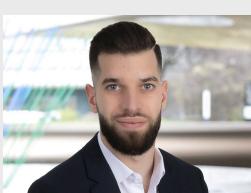


6



~659 m²

n° ref. **15049**



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SITUATION AND DESCRIPTION

Nestled in a verdant setting in the heart of a sought-after residential area of Pully, this exceptional property erected in 2018 captivates with its commanding position offering breathtaking panoramic views of Lake Geneva and the Alps.

Aligning contemporary lines, generous volumes and top-of-the-range features, this villa extends over **more than 600 m² of living space**, spread over **four levels** served by an elevator. Its **south-facing** aspect ensures ideal sunshine from morning to evening.

Designed for remarkable quality of life, it offers **vast reception spaces**, including a bright living room with fireplace, an elegant dining room, a closed kitchen, as well as a sumptuous terrace with **swimming pool and breathtaking views**. Two **independent studios** complete the ensemble, ideal for guests or staff. The lower level invites relaxation with a wellness area

including **indoor pool and fitness room**, complemented by several technical rooms.

The exterior is just as impressive: the property extends over **18'846 m²**, of which **15'601 m² is in forest zone**, guaranteeing perfect privacy. A **buildable area of 1'290 m²** to the north offers rare development potential. There is also a charming 50s house for complete renovation.

Finally, an **interior parking area for six vehicles** as well as **many outdoor parking spaces** complete this unique property, combining comfort, elegance and exclusivity.

SURFACES

Living area	~ 659 m ²
Surface of parcel	~ 18846 m ²
Garden surface	~ 2854 m ²
Terrace surface	~ 186.5 m ²
Built surface	~ 391 m ²
Useful surface	~ 841.9 m ²
Volume	~ 3066 cbm

CARACTERISTICS

Number of flats	3
Number of rooms	9
Number of bedrooms	6
Number of bathrooms	6
Year of construction	2018
Heating system	Heat pump
Heating installation	Floor

DISTANCES

Public transports	256 m
Primary school	1716 m
Stores	709 m

PROXIMITY

- Villa area
- Green
- Shops/Stores
- Bus stop
- Child-friendly
- Nursery
- International schools

OUTSIDE CONVENIENCES

- Swimming pool

INSIDE CONVENIENCES

- Lift/elevator
- Underground car park
- Garage
- Eat-in-kitchen
- Dressing
- Cellar
- Swimming pool
- Built-in closet
- Fireplace
- Triple glazing
- Bright/sunny

EQUIPMENT

- Fitted kitchen
- Optic fiber
- Electric blind
- Alarm
- Home automation

FLOOR

- Tiles
- Parquet floor
- Stone

CONDITION

- As new

ORIENTATION

- South
- East
- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Lake
- Alps

STYLE

- Modern

FINANCIAL DATA

Price

Price upon request

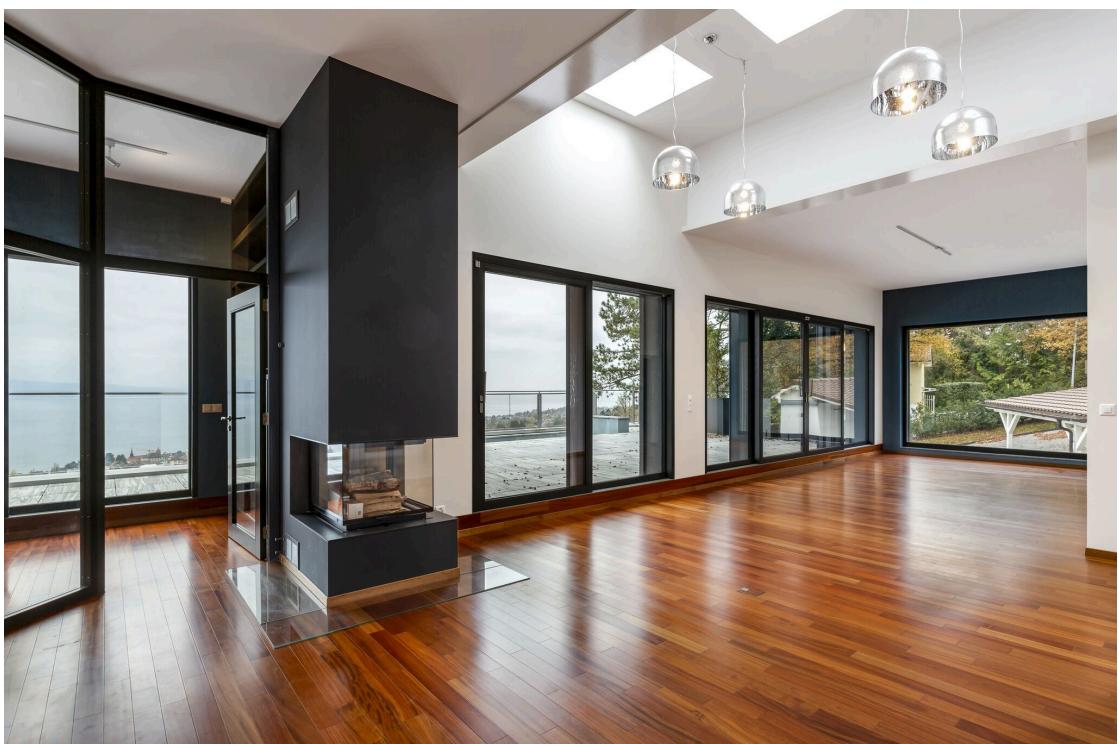
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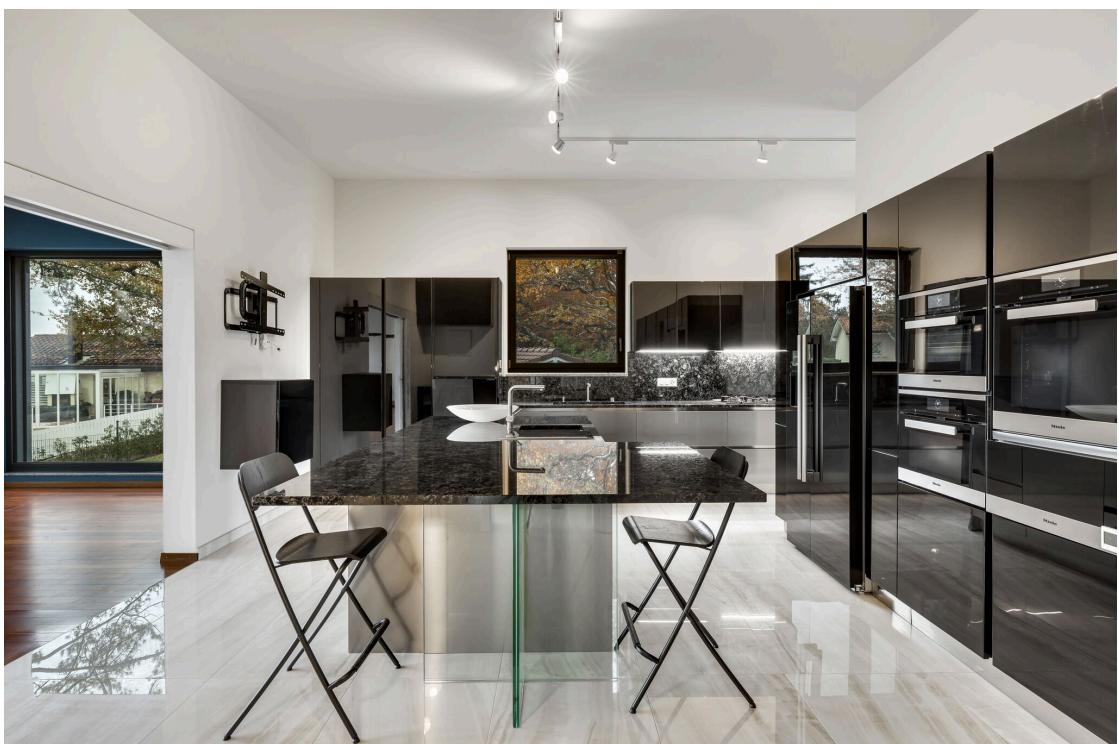
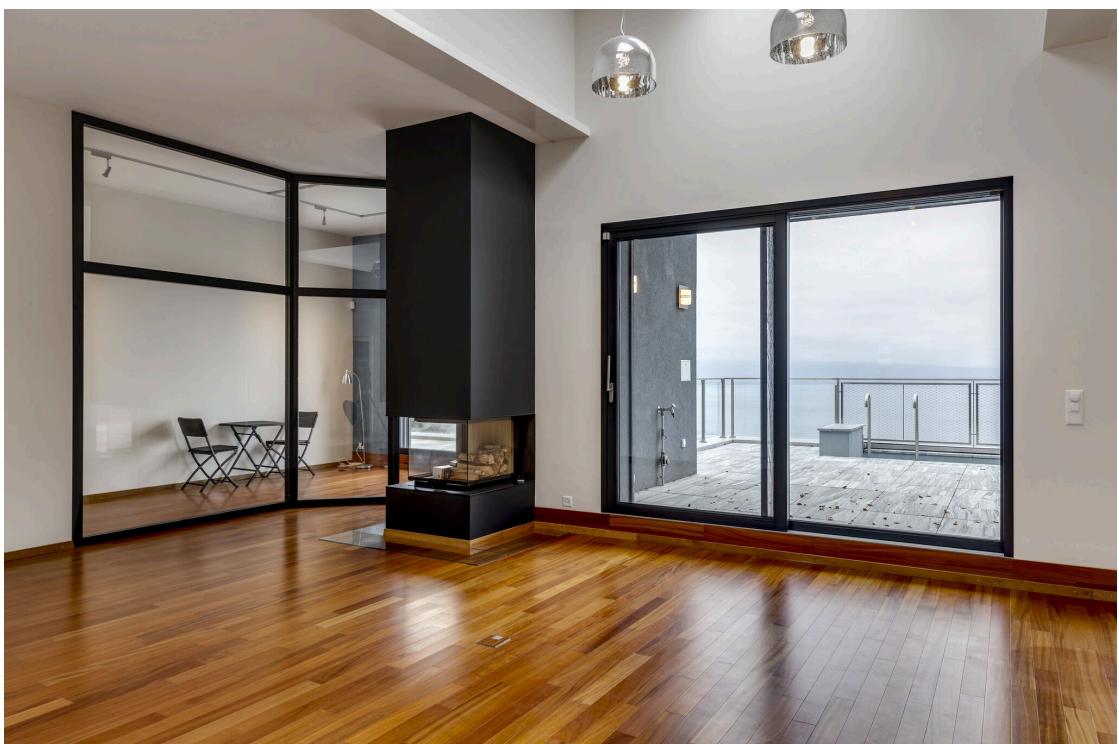
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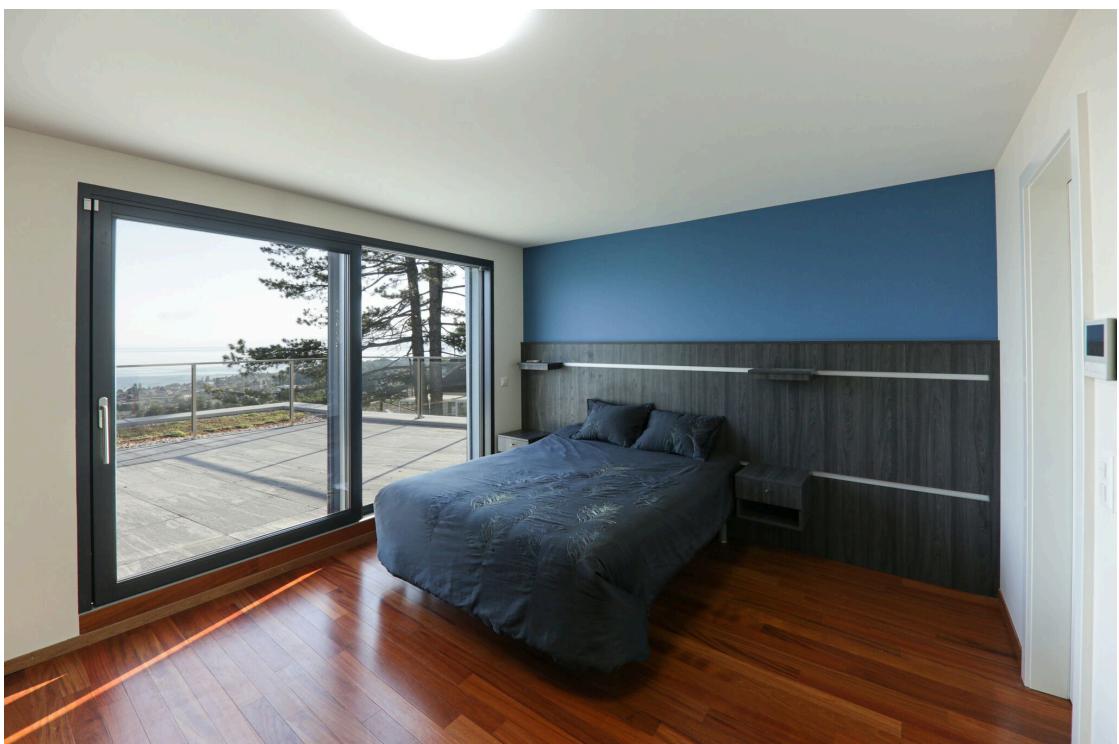
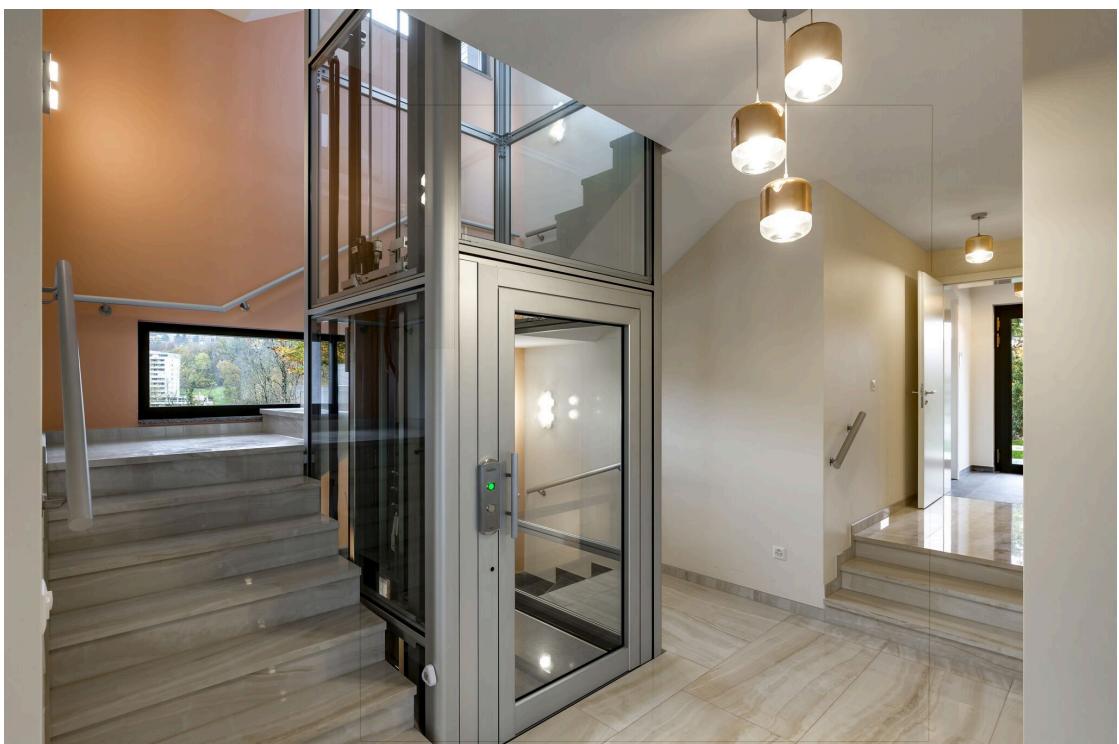
Judicial form

En nom propre

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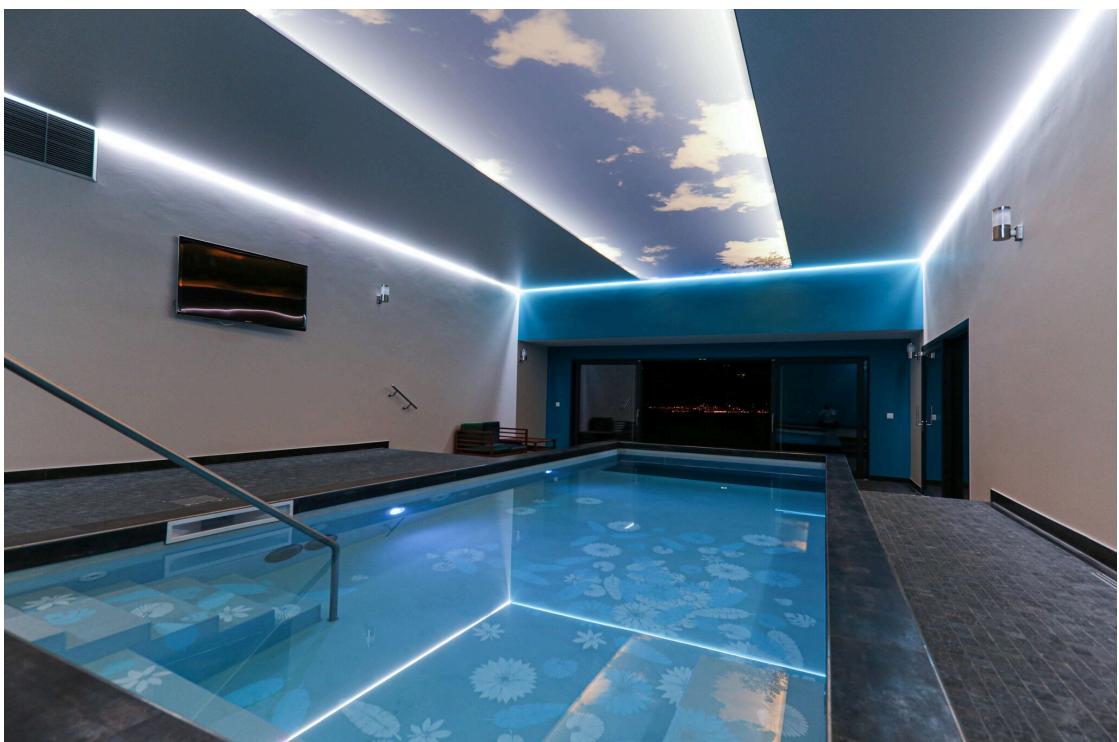
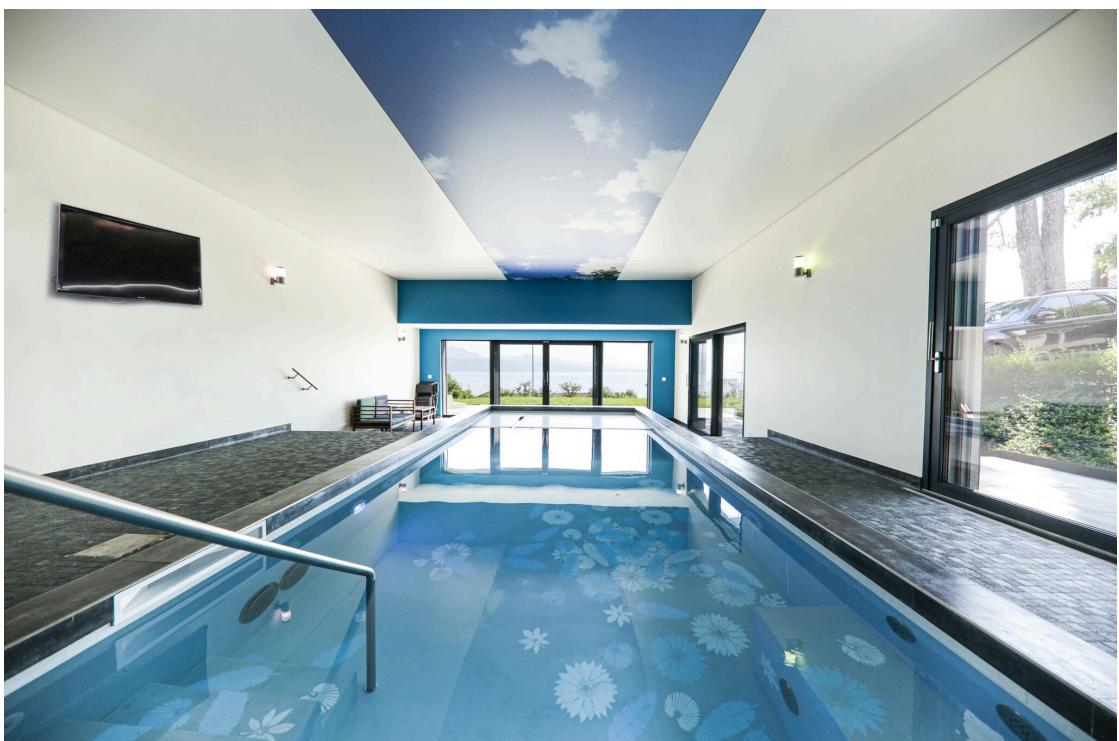




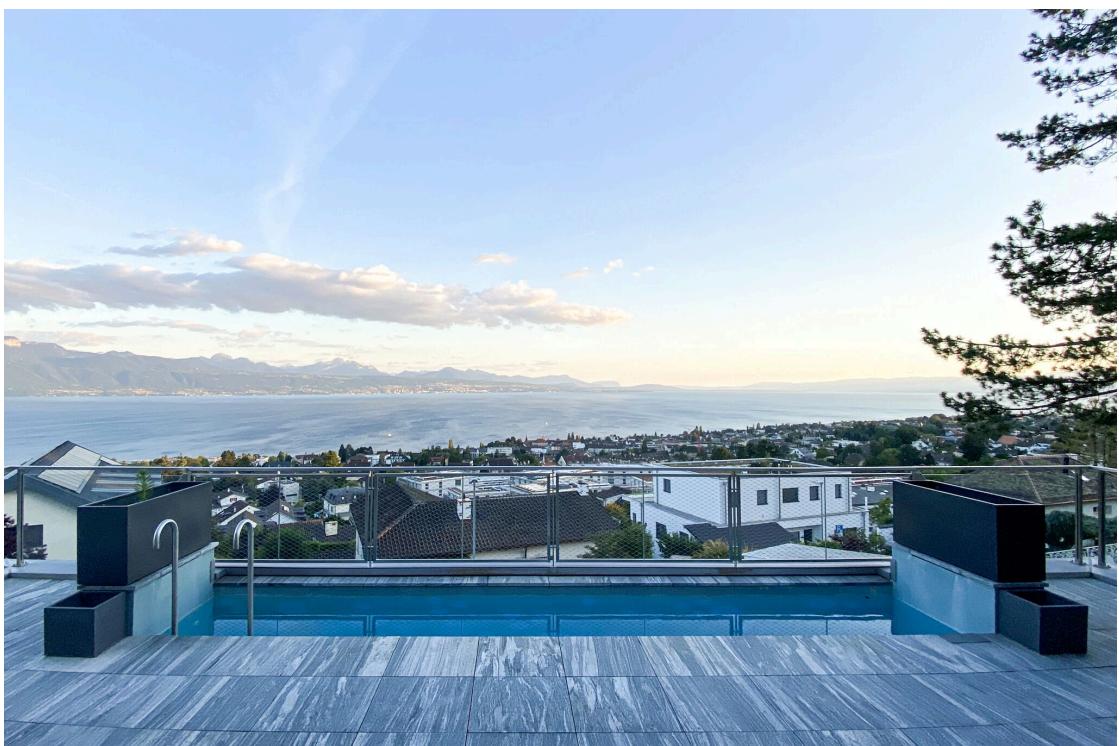
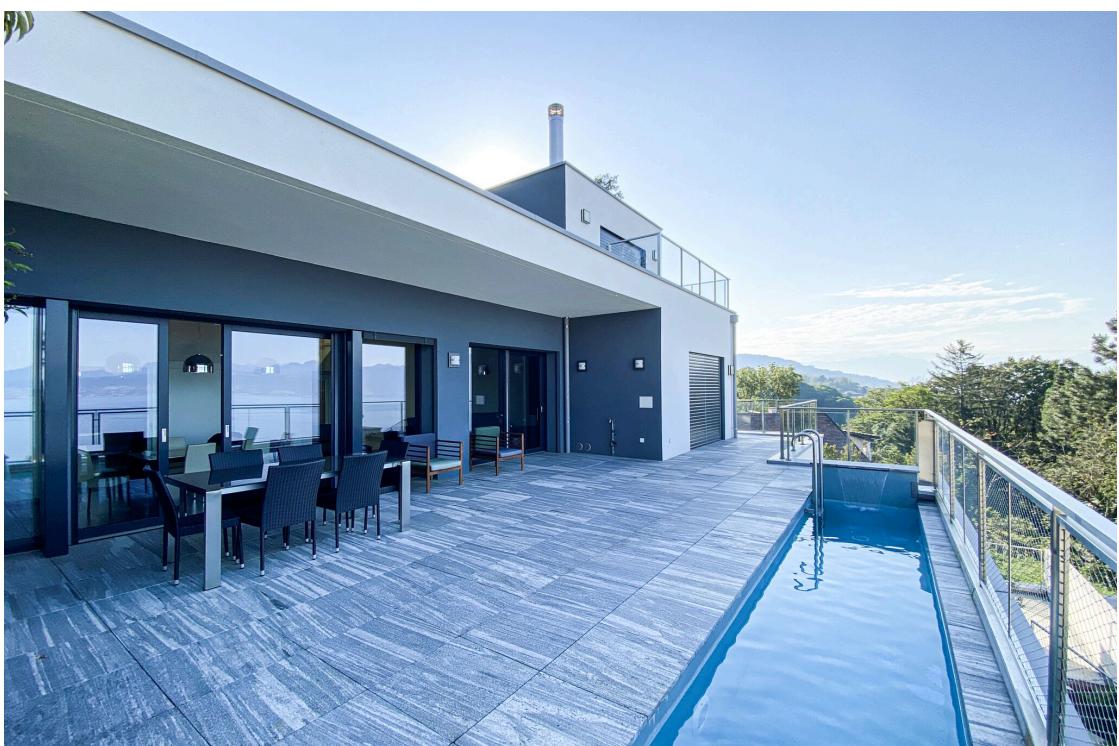








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