· ATELIER B ·

PULLY



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The Commune

Pully, a privileged living environment on the outskirts of Lausanne

Located on the shores of Lake Geneva, east of Lausanne, Pully offers a living environment prized for its residential character, its waterfront, and its cultural richness.

Its historic center charms visitors with its narrow streets, winegrowers' houses, and village atmosphere. Shops, restaurants, schools, and public transportation make daily life convenient, while the lakefront invites visitors to take walks and enjoy recreational activities.

In the heart of this town, the Ruelle du Croset is set in a setting steeped in history, near the Priory and the cultural sites that contribute to Pully's identity.

Close to all amenities

Located in a residential neighborhood

A quiet, green setting



The Project

In the heart of historic Pully, a historic home reimagined

Located on Ruelle du Croset, in the heart of the village of Pully, this former winemaker's house is undergoing a complete renovation to create three charming apartments: two 2.5-room units and one 3.5-room unit.

Formerly owned by Pully-based painter and graphic designer Pascal Besson, who had set up his studio in the attic, this building has a unique character.&

Its transformation combines the charm of the past with contemporary amenities, while preserving traces of its history, such as the old wine press kept in the shared entryway of two apartments.

Spread across several levels, the apartments offer unique layouts and an intimate atmosphere, with a homey feel.&

Each unit features an outdoor space: a garden and terrace for the first two units, and a balcony for the third.

A small condominium complex with three units, designed for those who appreciate authentic living spaces, in the heart of a setting steeped in history.

Beautiful light

Luxury Development

Idyllic setting



Situation

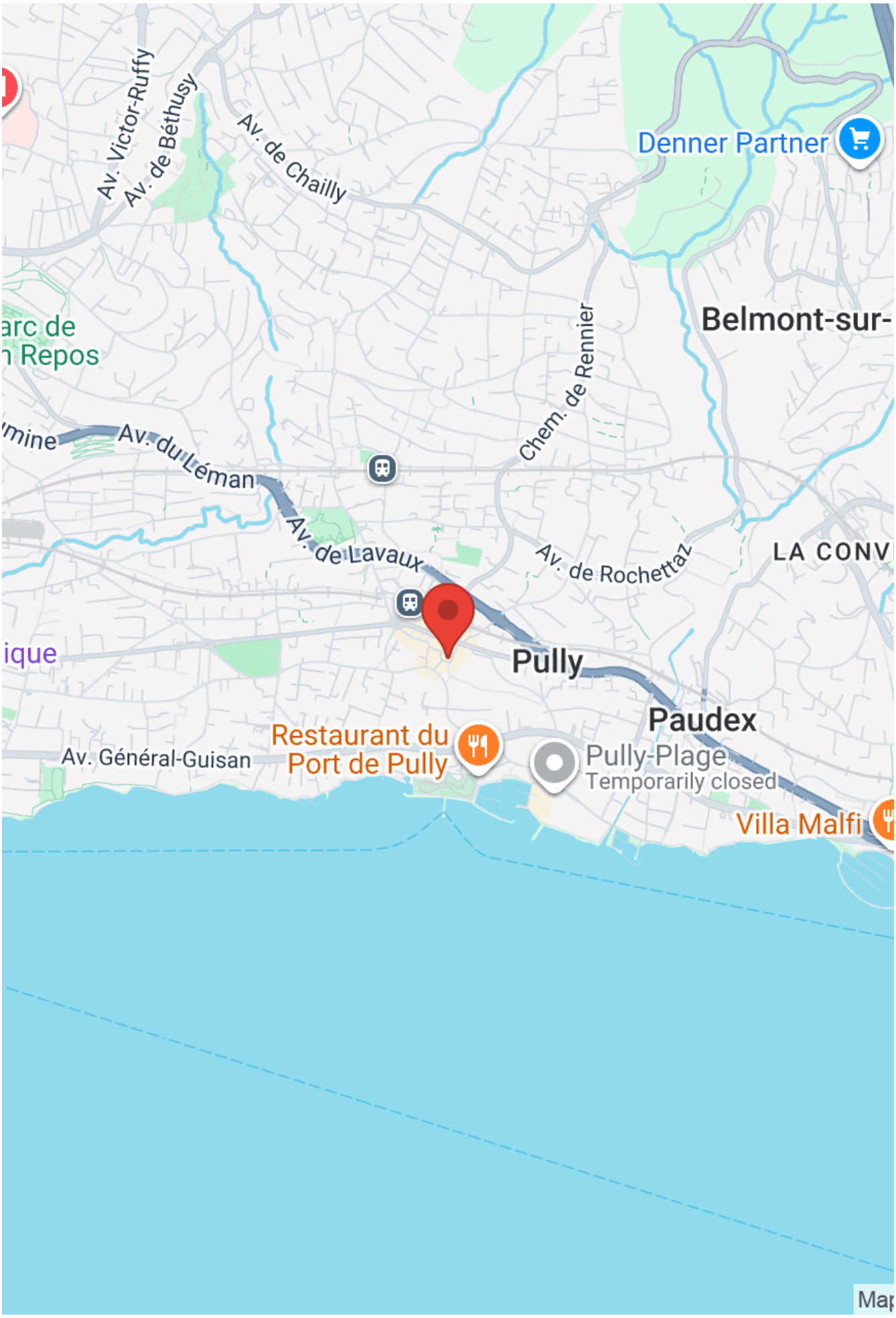
A prime location in the heart of Pully

Located in a sought-after residential neighborhood in Pully, this new real estate development enjoys a prime location, combining tranquility, comfort, and proximity to amenities.

Just a few minutes from the center of Pully and Lausanne, it offers an ideal living environment, close to shops, schools, public transportation, and recreational facilities.

The town of Pully charms residents with its quality of life, peaceful atmosphere, and exceptional location on the hills overlooking Lake Geneva. Combining urban vibrancy with a relaxed lifestyle, this location is an ideal place to live and fully enjoy all that the Lausanne region has to offer.

Bank	128 m	2 min	2 min	1 min
Hospital	1.9 km	25 min	13 min	5 min
Nursery school	88 m	1 min	1 min	1 min
Park / Green space	11 m	-	-	-
Post	304 m	5 min	5 min	2 min
Primary school	1.0 km	13 min	10 min	3 min
Public transport	768 m	4 min	4 min	2 min
Restaurants	54 m	1 min	1 min	-
Secondary school	873 m	8 min	8 min	3 min
Shops	21 m	-	-	-
Station	1.3 km	14 min	12 min	4 min


Av. Victor-Ruffy
Av. de Béthusy
Av. de Chailly
Denner Partner
Belmont-sur-
Chem. de Rennier
Av. du Léman
Av. de Lavaux
Av. de Rochettaz
LA CONV
Pully
Paudex
Restaurant du Port de Pully
Av. Général-Guisan
Pully-Plage
Temporarily closed
Villa Malfi

Construction

The character of the past, contemporary comfort

The project involves the complete transformation and renovation of a historic winemaker's house into three apartments with distinct layouts.

The work includes, in particular, the restoration of the interior finishes, the improvement of insulation on the facades from the inside and on the roof, as well as the installation of wooden windows with insulated glazing.

An air-to-water heat pump will provide heating, distributed via a low-temperature underfloor heating system with room thermostats.

The units will feature fully equipped kitchens and contemporary finishes. Finish options will be offered by the general contractor's suppliers, within the budgets defined in the technical specifications.

Special attention will be paid to the character of the building, notably by preserving the old wine press in the common entrance to Lots 2 and 3.&

The outdoor spaces—which, depending on the apartment, consist of gardens, terraces, or balconies—will complement the complex.

High-quality materials

Spacious areas and generous volumes

Modern and Contemporary Architecture



Galerie

























Technical data

Proximity

- Post
- Bus stop
- School Nursery
- School secondary
- Shops
- Bank
- Restaurant
- Creche
- School Primary

Sunshine

- Optimal

Contact



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Switzerland Sotheby's International Realty
(agence de Lausanne)

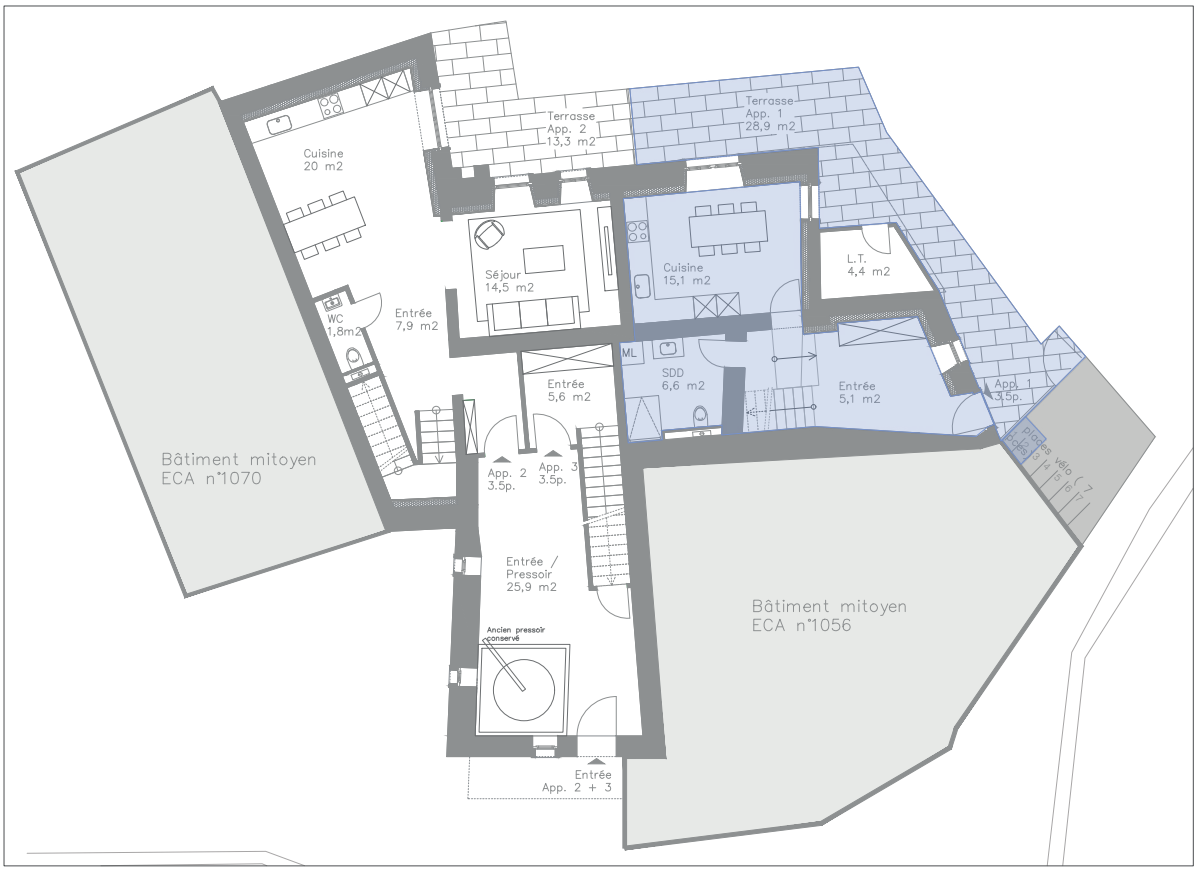
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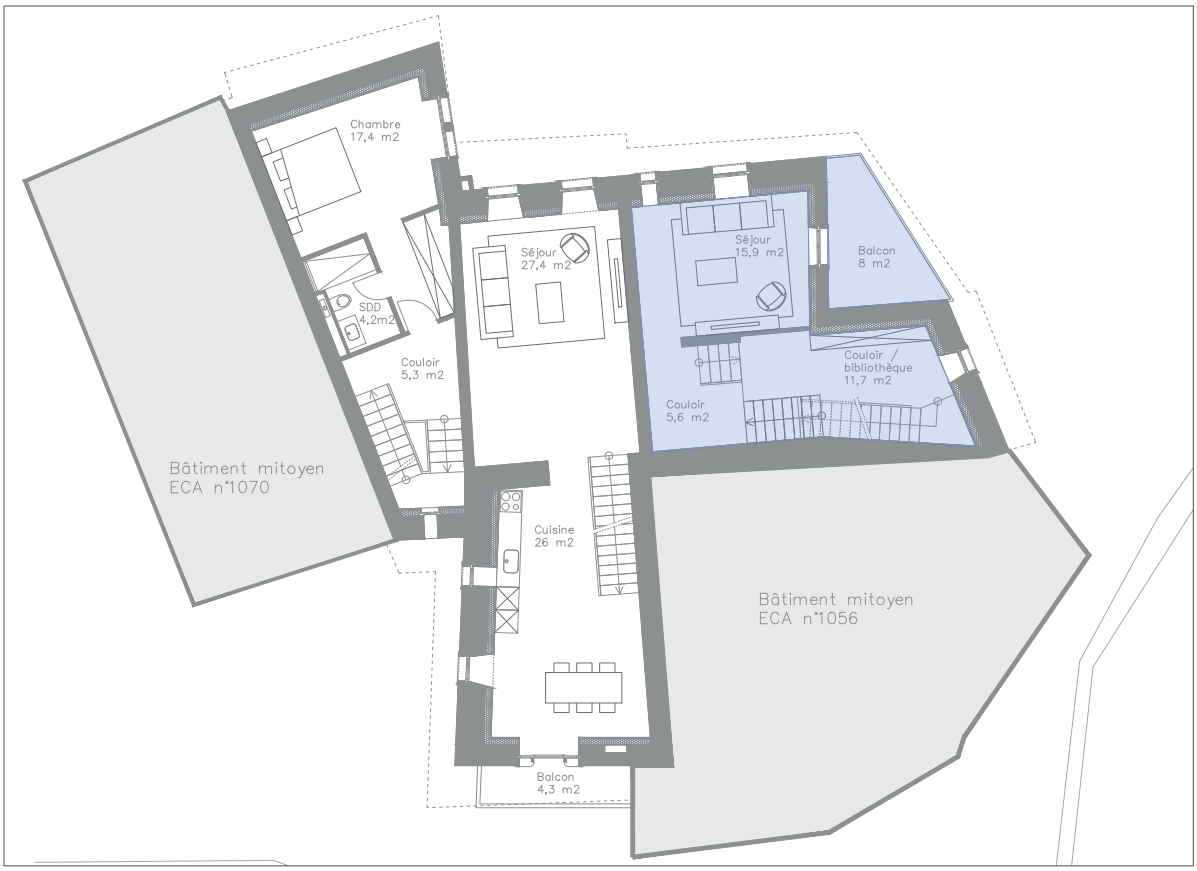
Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Surface jardin	Surface de vente
1	**2.5**	N/O	96,9 m²	8 m²	28,9 m²	72 m²	117,5 m²

REZ-DE-CHAUSSÉE

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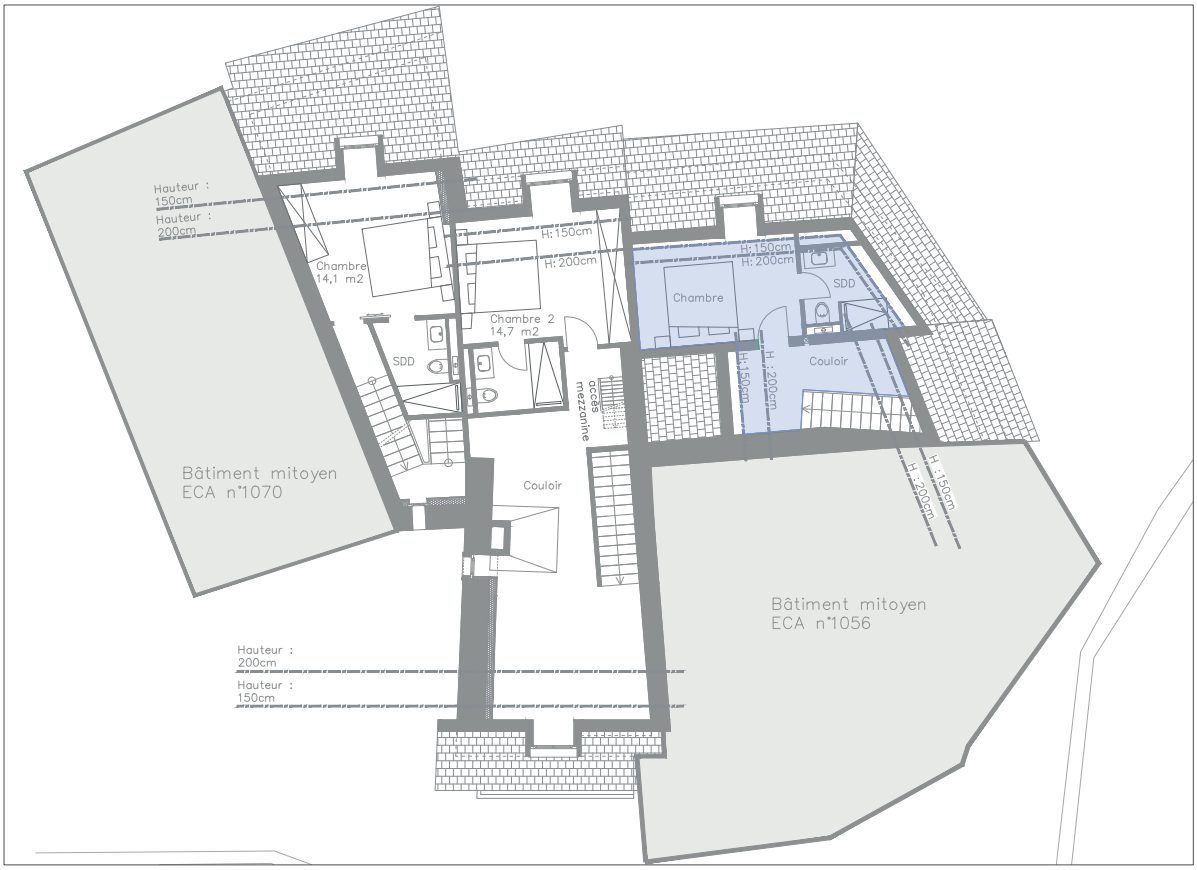
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1ER ÉTAGE

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COMBLES

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Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Surface terrasse	Surface jardin	Surface de vente
2	**3.5**	N/O	93,3 m²	-	13,3 m²	42 m²	102 m²

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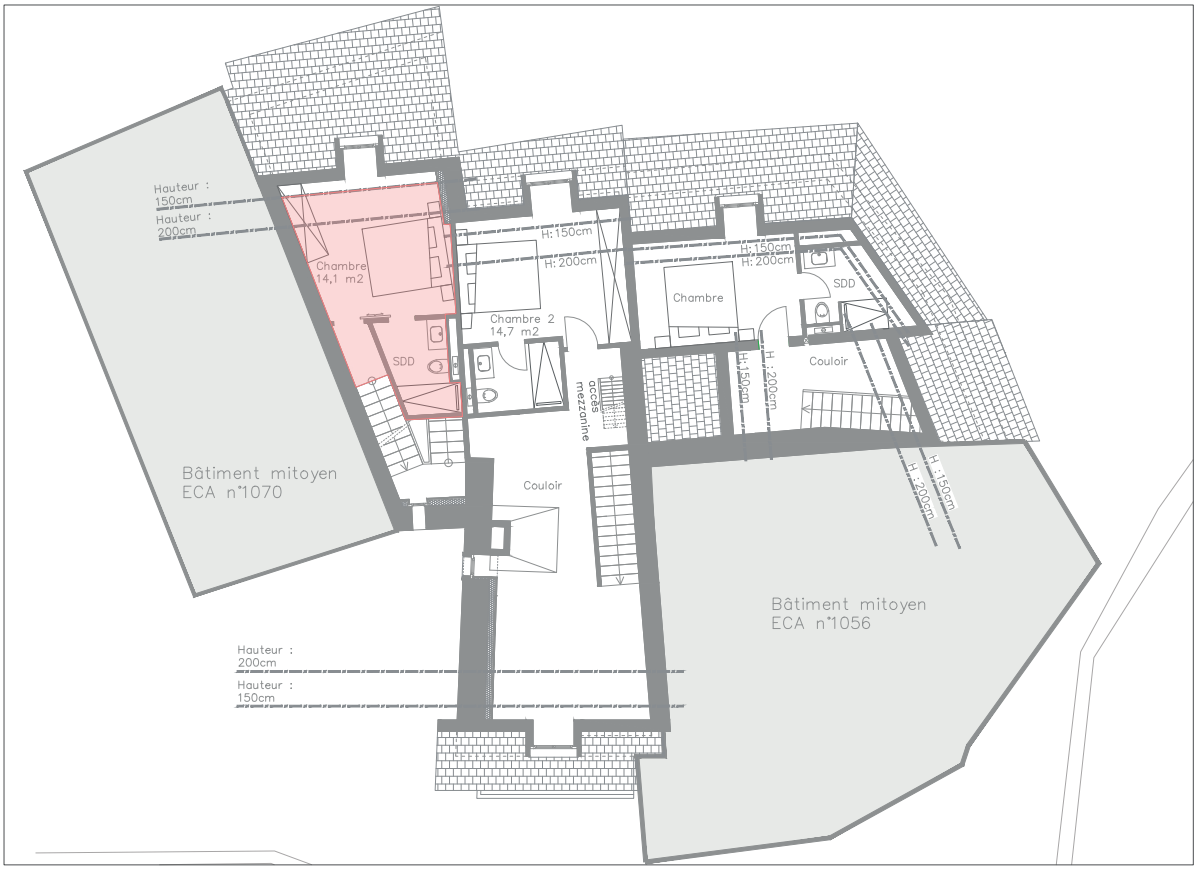
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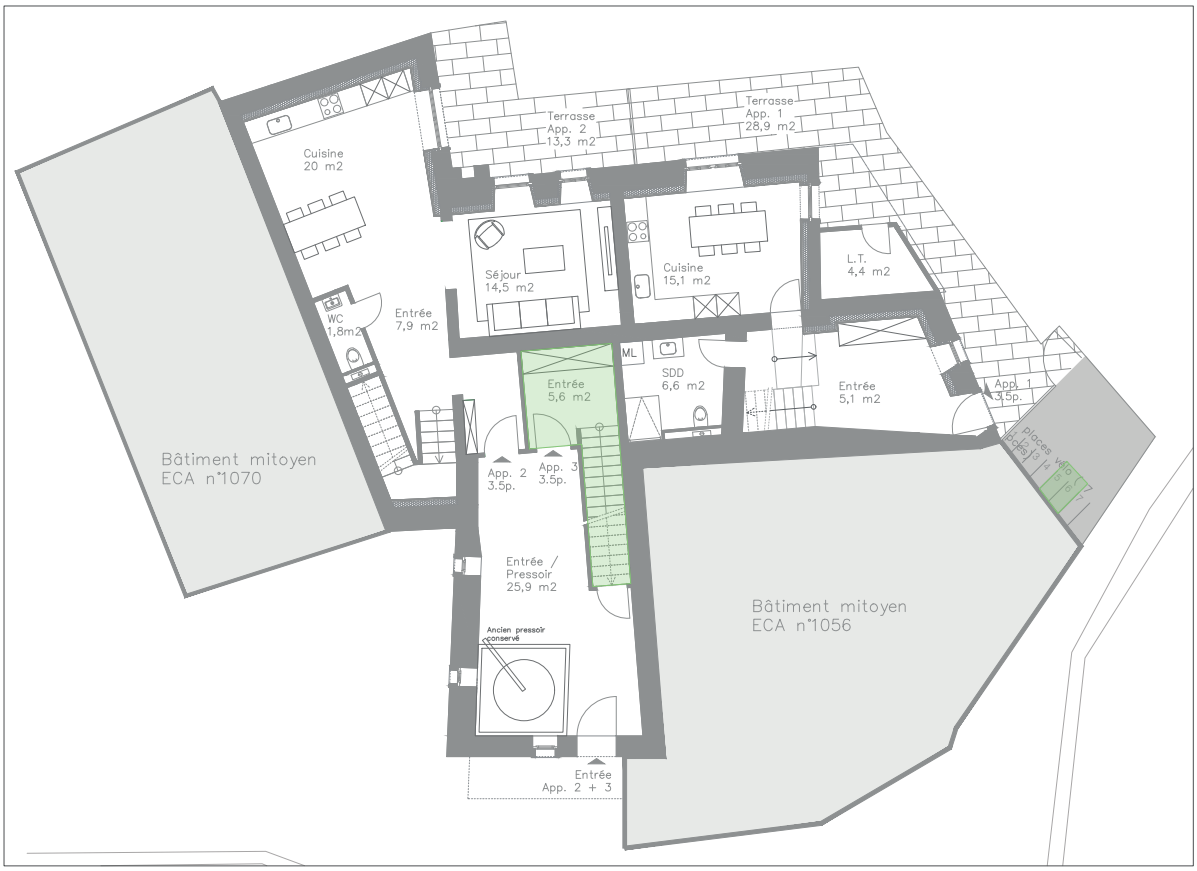
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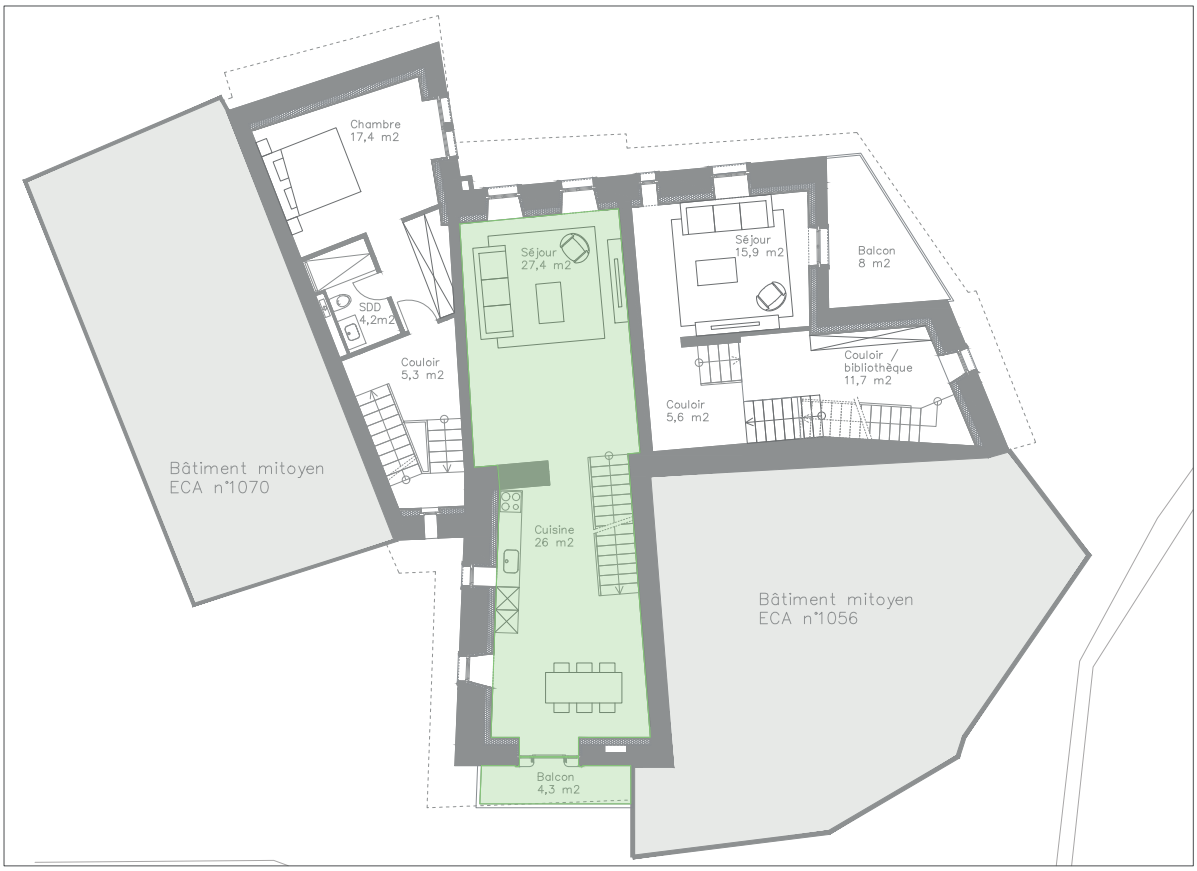
Lot	Nombre de pièces	Orientation	Surface habitable	Surface Balcon	Cave	Surface de vente
3	**2.5**	E/O	105,4 m²	4,3 m²	3 m²	107,5 m²

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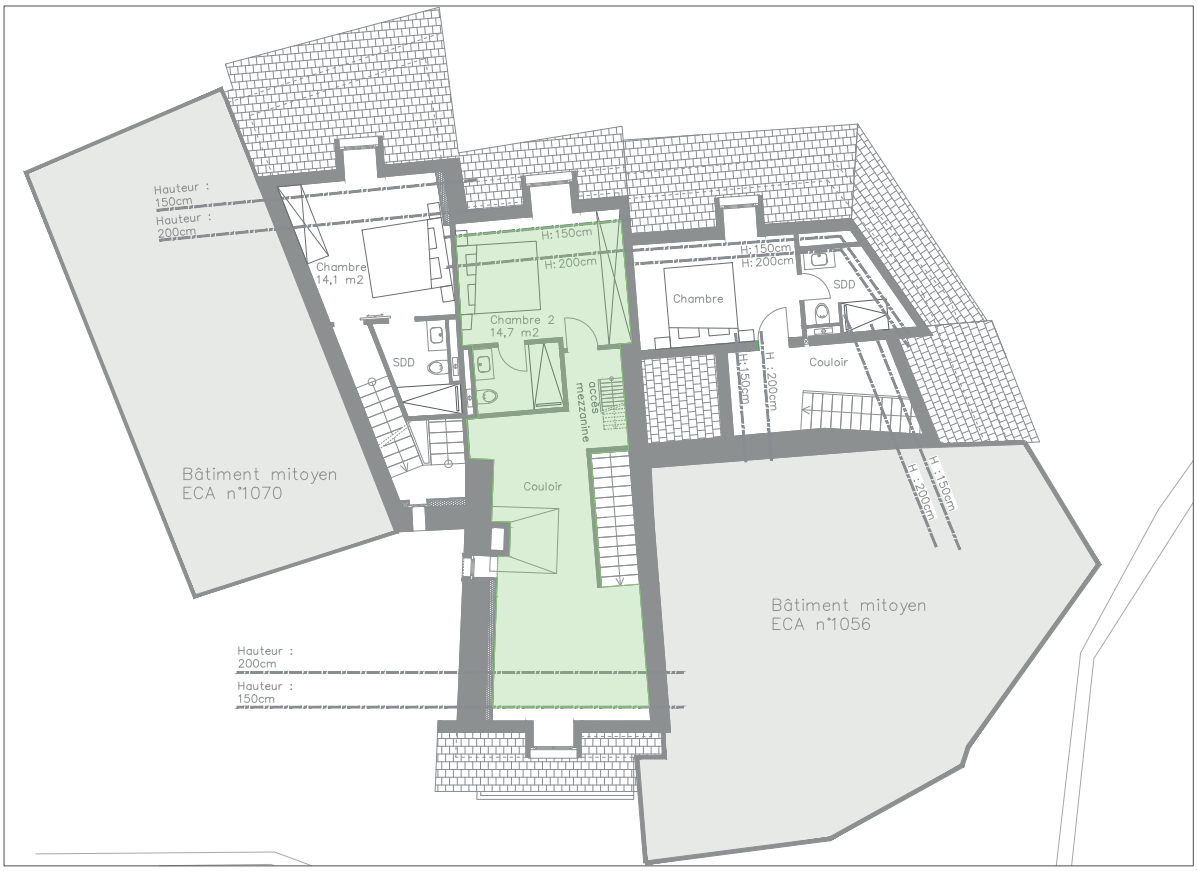
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