
4 Bed House

Ticino, Distretto di Lugano Switzerland



IMAGE COMING SOON

Price € 2,088,341

4 bedrooms

3 bathrooms

Agency Details

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Description DESCRIPTION: This charming and full of light 5-room villa with a self-contained 2 ½ - room guest apartment is located only 30 meters from Lake Lugano. The villa with its large panoramic windows and high ceilings features among others a pleasant and large gallery, many panoramic terraces and porticoes (approx. 75 m²) as well as air conditioning, alarm system, indoor and outdoor fireplaces, sauna, conservatory with Whirlpool, garden, garage for two cars and off-road parking space. To reach the villa from the garage forecourt you can either use the stairway or take the platform stair lift. Thanks to its southwest location the villa enjoys the best sun exposure and the large windows allow a magnificent and incredible lake and panoramic view. Another two plots of land belong to this property, one is a lakeside plot about 500 meters away from the villa featuring a boat house (with electrical rolling shutters), jetty, storeroom and parking space. The other one (building land and forest) is right next to the villa. Upon request these two plots can be purchased, together or separately, in addition to the villa. The bus stop is nearby and the pleasant city of Lugano as well as the Golf Club of Magliaso are about 10 minutes' drive away. Shopping malls and the airport of Lugano-Agno are only a couple of minutes' drive away. The municipality of Collina d'Oro-Montagnola which offers advantageous tax laws is also well known for the internationally renowned American School "TASIS" and for being home of the "Hermann Hesse Museum" dedicated to the famous German writer. Come and discover the unspoilt nature of Collina d'Oro with its walking trails that run through forests of chestnut trees and enjoy the food in the typical Ticino restaurants called "grotti". PLOTS AREAS: 1'705 m², of which approx. 1'248 m² forest+ neighbouring plot (building land and forest) 4'370 m², of which approx. 626 m² of building land+ plot by the lake (boat house, jetty, storage room and parking space) 29 m² DWELLING AREA: approx. 300 m²+ terraces / porticoes approx. 75 m² SELLING PRICES: CHF 2'520'000.-+ neighbouring plot (building land and forest) CHF 620'000.-+ lake side plot with boat house, jetty, storage room and parking space CHF 350'000.-