
5 Bed House

Ticino, Distretto di Lugano Switzerland



IMAGE COMING SOON

Price € 1,533,107

5 bedrooms

4 bathrooms

Agency Details

Lead Galaxy, ,

Phone

Email

leadgalaxy@swisspropertyguide.com

Website

Description DESCRIPTION: Villa *Le Palme* is located in a privileged and sunny position in a very quiet and elegant residential area of Montagnola. It is facing south-east and enjoys a grand panoramic view of Lake Lugano down to the gulfs of Caslano and Ponte Tresa and of the Malcantone mountains, from Mount Tamaro down to Mount Lema. The property features a large garden with pergola and BBQ as well as a swimming pool which is spring-fed. The two-storey house is divided in four apartments which could be joined together to form a unique, large dwelling. All the windows, kitchens and partially the bathrooms have been replaced last year as well as the heating plant in 2010. Two large panoramic terraces, another portico with BBQ, two garages and off road parking spaces are additional features. In Montagnola we find the Town Hall, bank, post office, schools, shops, well-known restaurants, the museum dedicated to the famous writer Hermann Hesse as well as the internationally renowned American School *TASIS*. The lively city of Lugano as well as the main shopping centres and the airport of Agno lie 10 minutes' drive away. Come and discover the unspoilt nature of Collina *Oro* with its walking trails that run through forests of chestnut trees and enjoy the food in the typical Ticino restaurants called *Grottia*. **REMARK:** This property has been built in an *Za* building zone and it has a building index of 0.50 and a land use index of 30 %. Therefore the house's dwelling area can be extended approx. another 250 m² superficie habitabile $\tilde{\text{A}}$ la villa.