



Torricella

Modern Villa with Garden and Terraced Vineyard

CHF 950,000.-

SEQUOIA  
CONSULTING



# Property description

In Torricella, in a nice residential neighborhood set in an elevated area, with excellent southeastern exposure and magnificent open panoramic views, we offer for sale this modern, comfortable and well-maintained villa with its own garden and terraced vineyard.

The house was built in the year 2000, using excellent quality materials and the finishing touches have been taken care of in detail. Its architecture is fine, contemporary and inspiring. The house is well structured and very comfortable, thanks in part to the two southeast-facing terraces and the beautiful, well-maintained garden, which offers multiple spaces for outdoor relaxation.

The villa is spread over 3 levels:

On the **second floor** we find the living area: the comfortable living room with fireplace, the large panoramic terrace that opens onto the garden and the kitchen, also with direct access to the garden.

On the **second floor** there is the sleeping area, with the large master bedroom (equipped with a large fitted closet), its own bathroom with bathtub and the beautiful terrace facing south-east, from which you can enjoy a magnificent view.

On the **ground floor** we find the entrance hall (with

atrium and custom-made closets), a bedroom, a bathroom with shower, a study and the technical room, with the heating system.

The internal staircase connecting the three levels (built of glass and steel) is very beautiful, contemporary and architecturally valuable.

Outside, there is a large flat yard, where they find space for **3 parking spaces**, closed by an electrically operated gate.

This is a beautiful modern villa, very comfortable, built with high quality materials, surrounded by a pleasant garden and a vineyard, ideal for a couple with or without children, looking for a contemporary home, located in a residential and quiet area, not far from the services and the center of Lugano.

Do not hesitate to contact us, we will be happy to give you a visit. We are at your complete disposal.

# Characteristics

|              |                  |
|--------------|------------------|
| Availability | <b>Immediate</b> |
| Type         | <b>Villa</b>     |
| Reference    | <b>2348</b>      |
| rooms        | <b>4.5</b>       |
| Bedrooms     | <b>2</b>         |
| Bathrooms    | <b>2</b>         |

|                        |               |
|------------------------|---------------|
| Year of construction   | <b>2000</b>   |
| Total number of floors | <b>3</b>      |
| Living area            | <b>160 m²</b> |
| Ground surface         | <b>791 m²</b> |
| Parking spaces         | <b>3</b>      |

|                           |                      |
|---------------------------|----------------------|
| Object Price              | <b>CHF 950,000.-</b> |
| <b>Number of parkings</b> |                      |
| Total                     | <b>3x</b>            |

# Conveniences

## Outside conveniences

- > Terrace/s
- > Garden
- > Covered parking space(s)

## Inside conveniences

- > Fireplace

## Condition

- > Very good

## Orientation

- > South
- > East

## Exposure

- > Favourable

## View

- > Panoramic
- > With an open outlook
- > Mountains

## Style

- > Modern



# Picture(s)





# Exterior view



a city is a small village nestled in the hills and mountains



# Picture(s)





















































Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



|                  |                |
|------------------|----------------|
| Numero del fondo | 732            |
| Tipo di fondo    | Bene immobile  |
| E-GRID           | CH509607530221 |
| Comune (N. UST)  | Origlio (5208) |
| Sezione          | -              |
| Superficie       | 791 m²         |



# Contact

## Sequoia Consulting Sagl

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## Your consultant

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