



FOR SALE

Breganzona

Elegant Villa with High Level Finishes and Modern Comforts

CHF 4,000,000.-

SEQUOIA
CONSULTING

Property description

In Breganzona, in a strategic location, about 4 km from the bustling city of Lugano, we offer for sale this elegant villa of 400 sqm on the plot of 920 sqm. The property was completely renovated in 2018, offering a refined and high-quality environment.

The villa is surrounded by a charming 250 sqm garden, as well as a large outdoor area offering additional space for parking cars.

Designed with meticulous attention to detail and the use of high-quality materials, the villa exudes an atmosphere of elegance and hospitality. The interior spaces are functionally organized, ensuring comfort and privacy.

The property is equipped with all modern conveniences, including:

- underfloor heating,
- the thermopump cooling system,
- parquet floors throughout the property,
- the bathrooms with custom resin finishes for each room,
- the automatic lighting and irrigation system for the garden,
- the spacious sun terraces,
- the indoor garage with additional outdoor parking space.

The villa is spread over 3 floors. **On the ground floor,**

there is a detached apartment with kitchen, large living room, bedroom/study overlooking the garden, a master bedroom with custom-made closets and en suite bathroom equipped with sauna, another bathroom with bathtub, laundry room, additional bedrooms/study, and direct access to the garage.

The second floor is dedicated to the living area, with a large living room, a reading room, a dining room and a separate kitchen, all finely furnished and equipped with large windows for plenty of natural light. There is also a half bath and a master bedroom with walk-in closet and en suite bathroom with shower.

The upper floor houses the sleeping area, which includes 3 master bedrooms, each with custom closets and en suite bathrooms, as well as access to terraces and balconies.

This property is an ideal choice for a family wishing to live in a classy environment, with all modern amenities, without sacrificing privacy and exclusivity

Characteristics

Availability	To agree	Latest renovations	2018
Type	Villa	Living area	400 m²
Reference	8152	Ground surface	931 m²
rooms	10	Total surface	500 m²
Bedrooms	7	Garden surface	250 m²
Bathrooms	6	Parking spaces	4

Object Price	CHF 4,000,000.-
Number of parkings	
Total (incl.)	4x

Conveniences

Neighbourhood

> Green

> Lake

Outside conveniences

> Garden

- > Parking

Inside conveniences

> Garage

> Sauna

Picture(s)

































Contact

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Notes
