



FOR SALE

Brione S. Minusio

Second Home - Villa with Breathtaking Lake View - Unique Offer

Price upon request



# Property description

Magnificently situated on a rise, but not visible from the main road, this fantastic property is located with two access options (from the main road or from a private road). The geographical location is unbeatable: thanks to the favorable shape of the hill, the property enjoys plenty of light, air and greenery. The surrounding buildings on the east and south sides are also staggered and distant, ensuring absolute discretion and privacy. From here there is an unrestricted view of the deep blue Lake Maggiore, from the Magadino plain to the Italian town of Canobbio.

The property consists of two independent buildings: the rustic-style guest house and the spacious Mediterranean villa, which are located on separate lots (see floor plan). High-quality materials and generosity characterize both buildings. Elegant villa design and authentic character of a "Ticino house" of the convincing rustic style. A harmonious garden landscape with a beautiful swimming pool and endless design possibilities and expansion potential captivate.

A large double garage and 4 additional outdoor parking spaces are available.

The rustic-style house (90 m<sup>2</sup> usable area) is on 3 floors, the kitchen with living area is on the garden level. It has 1 bedroom and 1 bathroom.

The property enjoys the status of a second home.

## **LOCATION AND ENVIRONMENT OF THIS PROPERTY.**

As a popular tourist resort and luxury residential area, rich in history and culture, Brione sopra Minusio is best known for its elevated sunny location and stunning, breathtaking lake and mountain views. The architectural and artistic beauties, combined with the lush Mediterranean vegetation favored by the subtropical climate of this region, captivate.

In the immediate vicinity (8 minutes by car) is Locarno, famous for its annual Film Festival. Elegant shopping boutiques, a spacious beach, a yacht club, luxury hotels and many excellent restaurants, beautiful walks in the green, surfing, sailing and other water sports, and boat trips on Lake Maggiore characterize life here. The noble 18-hole golf courses of Ascona and Losone are a 12- to 15-minute drive away, as are tennis courts. The wilderness of nearby Ticino side valleys such as the Maggia Valley and the Centovalli offers many opportunities for hiking, trekking and cycling.

Welcome!

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>1999</b>
Type	<b>Villa</b>	Heating type	<b>Fuel oil</b>
Reference	<b>3768</b>	Living area	<b>364 m<sup>2</sup></b>
rooms	<b>5.5</b>	Ground surface	<b>2,801 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Parking spaces	<b>6</b>
Bathrooms	<b>4</b>		

Object Price	<b>Price upon request</b>
<b>Number of parkings</b>	
Total	<b>6x</b>

# Conveniences

## Neighbourhood

- > City centre
- > Mountains

- > Lake
- > Harbour

## Inside conveniences

- > Lift/elevator
- > Sauna
- > Hammam

- > Swimming pool
- > Air conditioning
- > Fireplace

## Equipment

- > Alarm

## View

- > Unobstructed
- > Lake
- > Mountains

## Style

- > Rustic
- > Mediterranean

# Picture(s)



























Terrazza giardino / Gartenterrasse / Garden terrace





Cucina con area pranzo / Küche mit Essbereich / Kitchen with dining area



Scala per la zona notte / Treppenaufgang zum Schlafbereich / Staircase to the sleeping area

Camera da letto / Schlafzimmer / Bedroom





Area relax e lavoro / Relax- und Arbeitsbereich / Relax and work area





# Contact

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## Your consultant

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