



FOR SALE

Brione sopra Minusio

Magnificent Villa with Indoor Pool - unique location - Unique Offer

CHF 3,850,000.-

SEQUOIA
CONSULTING

Property description

This magnificent 6.5-room villa, designed in a contemporary Mediterranean style, is situated in an unobstructed panoramic lake view location in the exclusive villa district of Brione sopra Minusio. The garden on the 808-square-meter property offers plenty of sunshine, tranquility, and absolute privacy. The construction comes from a time when space was not scarce, and generosity was common. Building substance, design, and functionality are harmoniously combined here. Despite its considerable dimensions, the property appears restrained and discreet.

Welcome! A natural granite pathway leads you to the property. Here on the ground floor, you'll find the spacious entrance area. Upon entering, the first thing you'll notice is the splendid, slightly spiral staircase made of solid marble, which generously adorns the foyer and makes a significant statement – this property is top-class. This level has a diverse and special layout. It includes a room (usable as a bedroom/hobby/studio), a separate toilet. A private area for your esteemed guests comprises a 2.5-room apartment with an open living and kitchen area, bedroom, bathroom with shower/WC, and a covered seating area with access to the picturesque garden.

The special feature on this level is the indoor pool. It's the absolute highlight of this exquisite property - an 8 x 4m large and 1.5m deep heated pool with counter-current swimming system, shower/WC, changing

room, relaxation/fitness room. Simply slide the glass elements to the side, and the pool area merges with the fantastic lake and mountain panorama, offering a year-round holiday feeling.

Also discreetly incorporated on this floor are a laundry room and technical rooms.

Ascend the marble stairs to the upper floor. Here lies the heart of the house. The impressively large living area with a fireplace welcomes you with its loft-like ambiance. An outstanding kitchen equipped with state-of-the-art appliances and a dining room with custom-made glass cabinets are pure eye-catchers. Pastel walls and elegant grey granite create a natural ambiance.

On this floor, there's also another bedroom with an associated bathroom equipped with a shower, toilet, and double vanity.

A particular highlight is the terrace adjoining the living and dining area, complete with a covered lounge. An awe-inspiring natural backdrop of forested mountain ridges, the endless azure of Lago Maggiore, and spectacular sunsets unfolds before you... By now, you'll know this is where you want to be. Whether it's barbecuing, entertaining guests, engaging in lively conversations with friends, or enjoying a glass of wine.

The house and indoor pool are heated by an air heat pump. A photovoltaic system for power generation is also installed.

A spacious double garage, two additional parking spaces, and various storage rooms are available.

Holiday residence status is possible.

EXCITED FOR MORE HIGHLIGHTS? THEY'RE INCLUDED IN THE OFFER!

For an additional 50,000 CHF, all the furnishings are available;

For an extra 200,000 CHF, a nearly new Cobalt R8 motorboat (with 40 engine hours / including a mooring spot) is available for your trips on Lago Maggiore;

For an extra 100,000 CHF, a nearly new BMW M850i convertible (5,000 km) is available for your delightful excursions.

LOCATION AND SURROUNDINGS OF THIS PROPERTY

As a popular tourist destination and luxury residential area rich in history and culture, Brione sopra Minusio is especially known for its favorable sunny location and its incredibly beautiful, breathtaking views.

Architectural and artistic beauties, combined with lush Mediterranean vegetation favored by the subtropical climate of this region, are captivating.

Nearby (10-minute drive) is Locarno, known for its annual film festival. Elegant boutiques for shopping, a spacious beach, yacht club, upscale hotels, and many excellent restaurants, lovely walks in the green, surfing, sailing, and other water sports, as well as cruises on Lago Maggiore. A prestigious 18-hole golf course in Ascona is 12 minutes away by car, as are tennis courts. The wild nature of the nearby Ticino side valleys, such as the Maggia Valley and Centovalli, offers numerous excursion, hiking, and biking opportunities.

Warm welcome!

Highlights include:

- LAKE VIEW,
- INDOOR POOL WITH RELAXATION/ FITNESS/ DRESSING ROOM,
- BMW M850i CONVERTIBLE,
- Cobalt R8 MOTORBOAT,
- FURNITURE,
- Fireplace,
- 2.5-room independent apartment.

Characteristics

Availability	To agree	Year of construction	1972
Type	Villa	Latest renovations	2023
Reference	9847	Heating types	Heat pump, Solar
Second home	Authorized	Heating installation	Floor
rooms	6.5	Living area	300 m²
Bedrooms	3	Ground surface	808 m²
Bathrooms	3	Terrace surface	100 m²
Number of toilets	4	Parking spaces	4

Object Price	CHF 3,850,000.-
Number of parkings	
Total (incl.)	4x

Conveniences

Inside conveniences

> Swimming pool

> Fireplace

View

> Unobstructed

> Panoramic

> Lake

Picture(s)



































Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Fabio Ferrari
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
