



FOR SALE

Curio Village

Refined Villa with Pool and Garden - also Secondary Residence

CHF 2,350,000.-

SEQUOIA  
CONSULTING



# Property description

In Curio, in the heart of Malcantone, in an enchanting and quiet residential area, surrounded by nature and in close proximity to public transportation and the centers of Curio and Novaggio, we offer for sale a refined classic-style villa. Surrounded by greenery, this property represents an oasis of peace and beauty.

With an area of about 360 square meters, the villa offers a luxurious and comfortable living experience, enriched by the presence of an indoor swimming pool and large bright spaces.

The house is on two levels and is divided as follows:

## **Main floor:**

- Welcoming entrance hall;
- Large living room with fireplace and direct access to the terrace, from which there is a spectacular panoramic view of the surrounding mountains and Lake Lugano;
- Dining room adjoining the kitchen, fully equipped and also accessible from the main entrance;
- Library;
- Guest services.

## **Sleeping area and accessories:**

- 5 bedrooms, including one currently used as a laundry room with separate service and another used as an office with private bathroom and shower;

- 4 bathrooms;
- Wellness area with heated indoor pool (powered by a dedicated heat pump), sauna with shower and toilet, perfect for relaxing moments.

## **The property also includes:**

- A 2.5-room detached apartment, ideal for guests or service staff;
- A large garage for four cars, as well as four outdoor parking spaces;
- A well-kept garden, enriched with mature trees and a variety of flowers, which contribute to a serene and charming atmosphere.

Equipped with a modern air source heat pump for superior energy efficiency, this villa is an ideal choice for those who desire privacy, elegance and comfort in a unique natural setting

# Characteristics

Availability	<b>To agree</b>	Number of toilets	<b>1</b>
Type	<b>Villa</b>	Total number of floors	<b>2</b>
Reference	<b>4354</b>	Living area	<b>310 m<sup>2</sup></b>
rooms	<b>7</b>	Ground surface	<b>1,943 m<sup>2</sup></b>
Bedrooms	<b>5</b>	Terrace surface	<b>60 m<sup>2</sup></b>
Bathrooms	<b>5</b>	Parking spaces	<b>8</b>

Object Price	<b>CHF 2,350,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>8x</b>

# 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

---

---

---

---

---

---

---

---