



FOR SALE

CH-6576 Gerra (Gambarogno)

Villa with Private Beach and Boat Place on the Shore of Lake
Maggiore
CHF 2,000,000.-

SEQUOIA
CONSULTING

Property description

Gambarogno - San Nazzaro: A piece of paradise... This dream villa not only offers breathtaking views of the lake, but also a large plot with private beach on the shore of Lake Maggiore. Enjoy the idyll and tranquility of this first-class proposal every day.

This villa combines style, elegance and comfort at the highest level and offers you unparalleled ambiance and quality of life. Decide to realize your dream of having a villa with exclusive panoramic views.

The gross floor area of the house is 210 m². The land on which the house stands covers 826 m². In addition, a few steps away this offer includes a plot with a private beach of 446 m².

The villa has two floors and can be reached by a modern private elevator, which conveniently leads from the parking lot directly to the front door.

Only 100 meters from the house a marina is under construction, for which a place can already be reserved.

The property was built in 2014 with a modern, technological concept and is handicap accessible. Originally designed as a secondary residence, the house has been used primarily as a home-office, so it is in excellent condition.

The strategic orientation of the property ensures optimal lighting from morning until late evening. In addition to the terrace, the outdoor area has a covered area where you can enjoy the outdoors regardless of weather conditions, as well as a storage room that serves as a wine cellar. Close to the house there is also the possibility of creating a small vineyard.

The spacious entrance on the ground floor welcomes and leads directly into the spacious and bright living area (consisting of an elegant open kitchen with island, dining table and living room). Large sliding French doors offer views of the Brissago and Ascona Islands. A guest toilet and a technical room with heat pump and laundry complete the living area.

Upstairs are four spacious double bedrooms, all with wonderful views, and two large bathrooms (with walk-in shower, washbasin-one of them double-and WC).

The entire house is networked via a "bus" system. This means that various components and processes can be controlled according to one's needs through a home automation system.

The property is owned by a family company. Purchase through the transfer of the SA offers the following advantages to the purchasing party:

- Quick transaction without notary fees;
- No taxation of rental value for the second home;

- Maintenance and management costs can be charged to the SA.

Price upon request. Furniture can be taken over at an advantageous price. Flexible financing solutions are possible.

For any questions or an inspection, please do not hesitate to contact us.

Characteristics

Availability	To agree	Heating type	Heat pump
Type	Villa	Heating installation	Floor
Reference	1860	Living area	210 m²
rooms	5.5	Ground surface	1,000 m²
Bedrooms	4	Terrace surface	40 m²
Bathrooms	3	Parking spaces	2

Object Price	CHF 2,000,000.-
Number of parkings	
Total	2x

Picture(s)











































Contact

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Notes
