

Villa for sale in Collina d'Oro Gentilino CHF 2.480.000 Ref. 3124



296 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7

This villa enjoys a panoramic, south-facing location, close to both Lugano and the Grancia shopping district, in a quiet residential area. It boasts spacious, well-organized spaces and is in excellent condition.

The ground floor is used for various utility rooms (hobby room, pantry, cellar, laundry room, utility room) as well as a guest bedroom and a bathroom.

The upper floor is entirely dedicated to a large open-space living area, with triple exposure, overlooking the garden.

Continuing upstairs, you first encounter the sleeping area, with two bedrooms and two bathrooms, and then the very well-used attic area, with a mezzanine overlooking the living room and a large attic that is mostly habitable.

The property includes a garden of over 600 m2, a double garage and an outdoor parking area.

REF. 3124

Features

Code: 3124	Reason: Sale
Categoria: Villa	Address: Via al Sapell 18
Zip Code: 6925	Municipality: Collina d'Oro
Zona: Gentilino	Total Square Meters: 296 sq.m.
Bedrooms: 4	Bathrooms: 3
Rooms: 7	State of Preservation: Excellent
: 2	Level: Multi-Storey
Total Floor: 2	Heating: Heating
Parking: Uncovered Parking	Age Construction: 1996
Balconies: Present	Garden: Private, 629 sq.m.
Kitchen: Exposed Kitchen	Box: Double
Fireplace	Air-Conditioned
Aluminum Frames	Shutters
Video surveillance	Electric Shutters
Secondary Residence : yes	Termo pump

Nearby

Public Transport	Kindergarten
Shopping Centers	Supermarket
Pharmacy	

Rooms

Laundry Room : 17 sq.m.	Utility room : 7 sq.m.
Maid's Room : 11 sq.m.	Storage Room / Utility Room : 5 sq.m.





