



CH-6932 Breganzona, Via alla campagna di Breganzona 10

Spacious apartment with a terrace and private garden

CHF 1,090,000.-

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Property description

In a quiet residential area of Breganzona, we are offering for sale a spacious 3.5-room apartment located on the first floor, with a living area of approximately 110 m².

The building, consisting of only 8 units, is located at the end of a private cul-de-sac: a secluded location, yet well-connected to downtown Lugano, the train station, and the highway. The bus stop is within walking distance.

The entryway features two built-in closets. The bright living room, equipped with a **fireplace**, opens directly onto the **terrace and the private garden of approximately 42 m²**. The kitchen also has access to the terrace. The sleeping area includes two spacious bedrooms and two bathrooms with windows: one with a bathtub and one with a shower.

The generous rooms and functional layout offer interesting possibilities for modernization and personalization.

The garden, which is elevated above the garage, ensures pleasant privacy and offers views of the surrounding greenery and mountains.

The property also includes **1 basement, 1 large parking space in the garage, and 1 outdoor parking spot**.

Residents can also enjoy the **heated indoor pool, approximately 10 × 4 meters, and the sauna**.

Characteristics

Availability	Immediate	Location floor	1st basement
Type	Apartment	Year of construction	1971
Reference	4467	Heating type	Gas
Rooms	3.5	Living area	110 m²
Bedrooms	2	Garden surface	42 m²
Bathrooms	2		

Object Price	CHF 1,090,000.-
Number of parkings	
1x Interior (incl.)	
1x Exterior (incl.)	

Picture(s)



Exterior view







Interior view



























Exterior view



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Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

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

Your consultant

SEQUOIA CONSULTING SAGL

Mr. André Schmalzbauer

as@sequoiaconsulting.ch

Mob.: +41 79 304 66 54

Notes
