



FOR SALE

CH-6614 Brissago, Via Costa di Mezzo 35

Holiday residence on Lake Maggiore, where the blue never ends

CHF 980,000.-

SEQUOIA
CONSULTING

Property description

Are you looking for lots of indoor space and aiming for a breathtaking view; do you like to spend time on the terrace listening to the sound of the stream and birds singing, or do you prefer the pool? Here you are in the right place. This varied apartment is in an elevated and sunny location with panoramic views of Lake Maggiore and the surrounding mountains. A place of tranquility to enjoy life and recover from the daily hustle and bustle.

During construction, great attention was paid to spaciousness and comfort: a large entrance hall with plenty of space and custom-made built-in closets; a living room of almost 65m² with a romantic fireplace; large bathrooms with natural light (one with toilet and shower, the other with toilet and whirlpool tub). Everything is made with precious materials and delicate colors. Thanks to floor-to-ceiling windows and a 2.60-meter high ceiling, the apartment is bright and spacious!

The layout is both clear and practical. There are 4 rooms, including two large bright bedrooms and the kitchen. Lovers of enclosed kitchens will find their pleasure here. Others might turn one of the spaces into an additional bedroom and move the kitchen into the living room, creating an open, modern design. - An opportunity for several possibilities!

Additional words should be devoted to the living room

and terrace, which in warm weather becomes a fifth room. Thanks to the overhead lighting, the living room has a unique character and, together with the fireplace, radiates a warm atmosphere. A special point of attraction is the covered terrace, adjacent to the living room. An impressive natural spectacle of forested ridges, the vast blue of Lake Maggiore and spectacular sunsets open up before you... Ending the day here is a privilege. In addition to the furniture that can remain on request, the large spaces offer great potential for new ideas.

The apartment complex also offers much. It has an indoor swimming pool, a Finnish sauna with 3 showers/changing rooms/relaxation areas, and a party room. The building is very well maintained and looks new. It is noteworthy that a powerful photovoltaic system for electricity and hot water will be installed on the roof this year.

Private enclosed parking for 15 cars with two electric charging stations is reserved for the owners (most of whom own second homes).

The apartment enjoys the status of a second home!

THE LOCATION:

The municipality of Brissago is located on the northwestern shore of Lake Maggiore, southwest of Ronco sopra Ascona and Ascona, near the border

with Italy. As a popular tourist destination and luxurious residential area, rich in history and culture, it is particularly known for its favorable sun exposure and spectacular views. Architectural and artistic beauties, combined with the lush Mediterranean vegetation favored by the region's subtropical climate, captivate.

In the immediate vicinity (about 15 minutes by car) is Locarno, known for its annual film festival. Elegant shopping boutiques, a large lido, yacht clubs, luxury hotels and many excellent restaurants, beautiful walks in the green, surfing, sailing and other water sports, as well as cruises on Lake Maggiore. An exclusive 18-hole golf course in Ascona is also a 20-minute drive away. In addition, the charming Italian village of Cannobio, with its famous Sunday market, is a 15-minute drive away.

The wonderfully wild nature of nearby Ticino valleys such as the Maggiatal and Centovalli offer numerous opportunities for hiking, walking, and biking.

Characteristics

Availability	To agree	Bathrooms	2
Type	Apartment	Year of construction	1975
Reference	1154	Latest renovations	2016
Second home	Authorized	Heating types	Fuel oil, Solar
Sale to persons abroad authorized	Yes	Living area	131 m²
Rooms	4	Terrace surface	25 m²
Bedrooms	2	Parking space	1

Object Price	CHF 980,000.-
Number of parkings	
Total (incl.)	1x

Conveniences

Neighbourhood

- > Mountains
- > Lake

Outside conveniences

- > Rooftop terrace
- > Parking

Inside conveniences

- > Sauna
- > Swimming pool
- > Common pool
- > Recreationroom
- > Fireplace

Equipment

- > Electric car terminal

View

- > Panoramic
- > Lake
- > Mountains

Picture(s)





















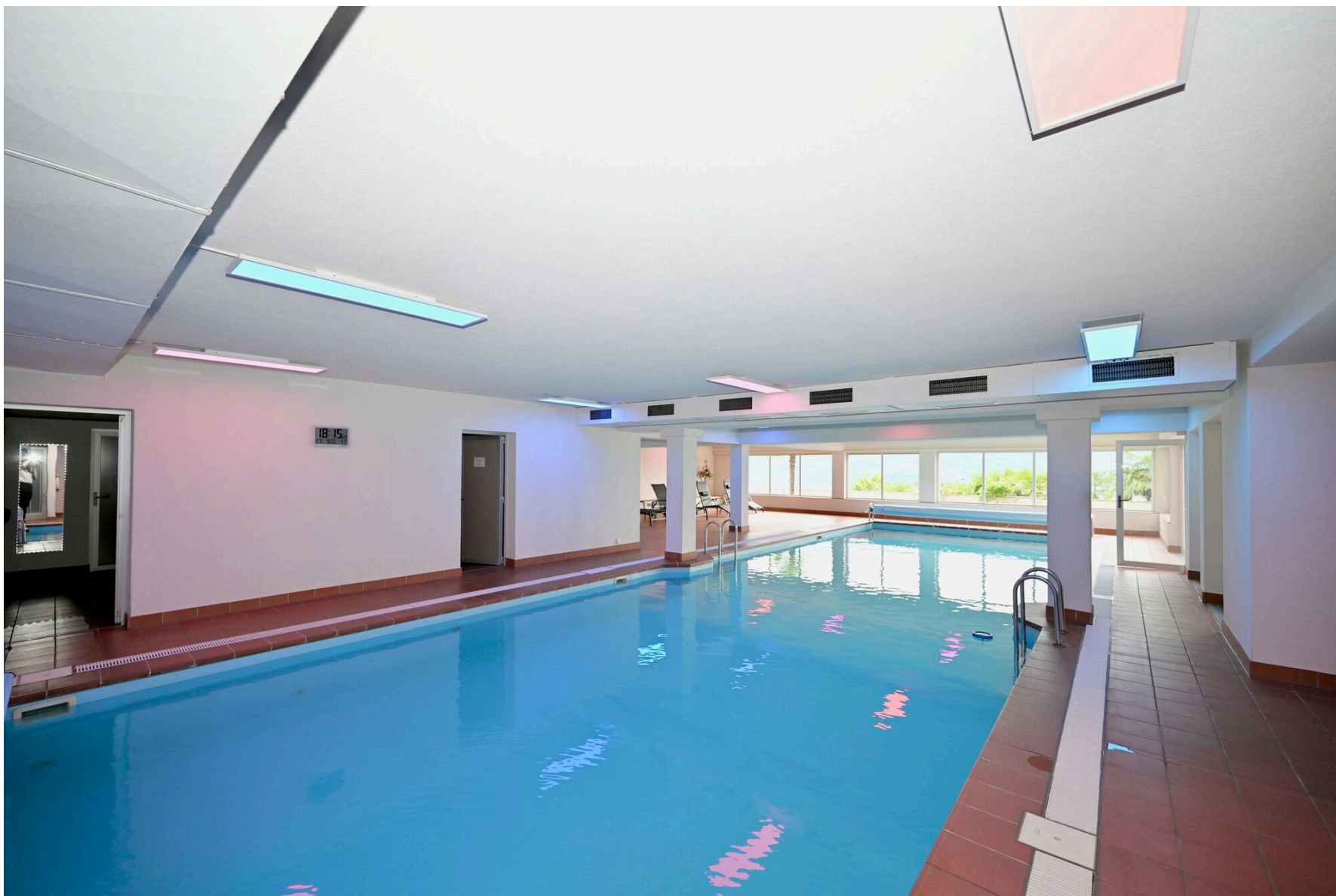














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Notes

