



FOR SALE

CH-6815 Melide, Lungolago G. Motta 94

Charming terraced house a few steps from Lake Lugano
CHF 990,000.-

SEQUOIA
CONSULTING

Property description

In Melide, in a privileged location, just a few steps from Lake Lugano, we offer for sale this characteristic single-family house with stunning lake views, ideal for those who want to combine charm, comfort and quality of life.

The house, built adhering on one side to the neighboring property, is on 3 levels and offers cozy, well-organized and bright spaces. On the ground floor are the kitchen, living room and access to a balcony overlooking the lake, perfect for breakfasts in the sun or relaxing moments with a lovely view. The second floor houses 2 bedrooms, while the second floor accommodates a charming attic room that lends charm and personality to the house.

The cellar floor represents one of the most characteristic elements of the property. The front part comfortably accommodates a car; the back area houses the laundry room with washer and dryer, central heating system and hot water production. Completing this level is a porcelain oven, a freezer, and, in the last room, a small wine cellar with a constant temperature of about 13 °C even in the hottest months, ideal for storing 300-400 liters of wine.

Built in 1920, the property was completely renovated between 2010 and 2014, transforming it into a modern and functional residence while maintaining the authentic character of the building. The works carried

out include the renovation of the cellar floor, the creation of the balcony overlooking the lake, the reorganization of the living floors, and the addition of the third level.

The property has 2 parking spaces, one covered and one partially covered; one of the parking spaces is located on the cellar floor. Heating is provided by a central oil-fired system with a 2,000-liter tank.

A unique living solution in a sought-after location, ideal as a main residence for those who wish to experience the lake on a daily basis in an authentic and well-connected setting.

The property is not saleable as a secondary residence.

Characteristics

Availability	To agree	Year of construction	1920	Object Price	CHF 990,000.-
Type	Attached house	Latest renovations	2014	Number of parkings	
Reference	0990	Living area	140 m²	2x Total (incl.)	
Rooms	4	Ground surface	75 m²		
Bedrooms	3	Parking spaces	2		
Bathrooms	2				

Exterior view



Picture(s)



Exterior view



Interior view



























Exterior view



Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)



Numero del fondo

20

Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

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

Your consultant

Mr. Ferrari Fabio

fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes