

CH-6925 Gentilino, Via Sant'Abbondio 47

House with 2 Apartments and Garden near TASIS and Lugano CHF 1,950,000.-



Property description

Discover this elegant detached house located in Gentilino, in the heart of the prestigious residential area of Collina d'Oro. With a strategic location just 850 meters from the American TASIS school, 3 km from the center of Lugano and convenient access to the highway and bus stop, this property offers the perfect balance of tranquility and accessibility.

SPACE AND COMFORT:

The villa covers 330 m2 and has a large 265 m2 private garden, perfect for relaxing and enjoying the sun.

The property consists of 2 separate apartments: a 3.5-room apartment and a spacious 7-room duplex apartment on two levels. In addition, the villa has a "grotto" on the ground floor, cellar, technical rooms and 5 outdoor parking spaces, 2 of which are covered.

HIGH QUALITY FINISHINGS

The property has been renovated with high-quality materials and features refined interior finishes, including:

- Parquet floors.
- Latest generation installations (alarm, photovoltaic panels, air conditioning).
- Thermopump boiler.
- New radiator/thermopump heating system.

- New cooling system.

VALUE ADDED:

This property offers several possibilities:

- Combine the apartments to create one spacious dwelling.
- Divide the property into PPPs.
- Increasing building index available.

LOCATION AND ACCESSIBILITY:

The villa is located in a quiet and sunny residential area, with convenient highway access and bus stop only 100 meters away. Lugano train station is just a few minutes' drive away.

IDEAL OPTION FOR:

- Large families or multiple generations seeking space and comfort.
- Real estate investors who want to take advantage of the possibility of dividing the property into separate apartments.
- Professionals or couples looking for a spacious and quiet residence close to Lugano and the TASIS school.

The strategic location and features of the house make it suitable for those seeking a comfortable residence with the possibility of customization



Characteristics

Availability	To agree
Туре	Bifamiliar house
Reference	1123
Rooms	8.5
Bedrooms	5
Bathrooms	6
Latest renovations	2004

Heating type	Heat pump
Heating installation	Radiator
Living area	345 m²
Total surface	430 m²
Garden surface	265 m²
Parking spaces	5

Object Price	CHF 1,950,000
Number of parkings	
Total (incl.)	5x



Conveniences

Outside conveniences

> Balcony/ies

> Covered parking space(s)

> Parking

Inside conveniences

> Wine cellar

> Air conditioning

Equipment

> Washing machine

> Dryer

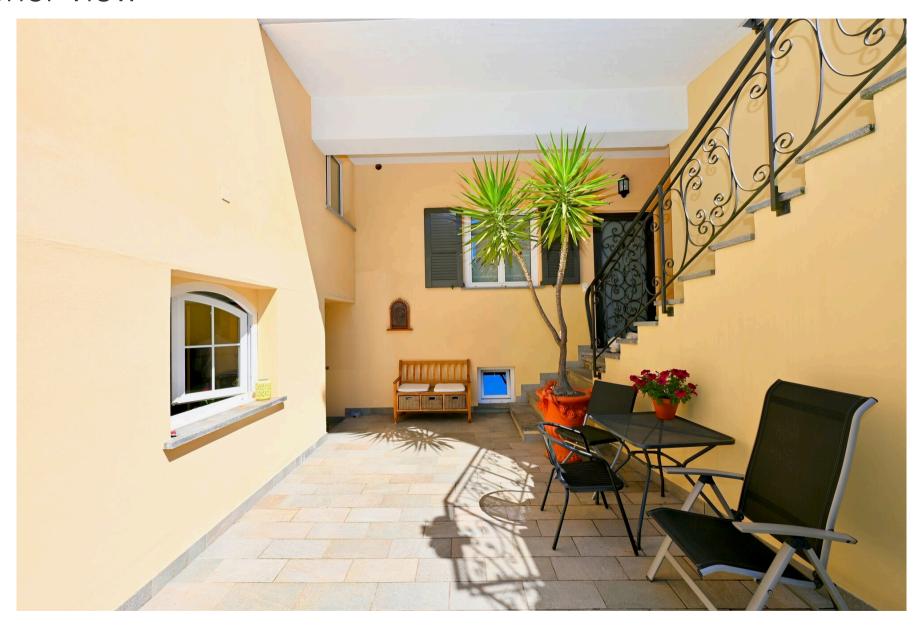
> Fireplace



Exterior view



Interior view





Exterior view





Interior view

























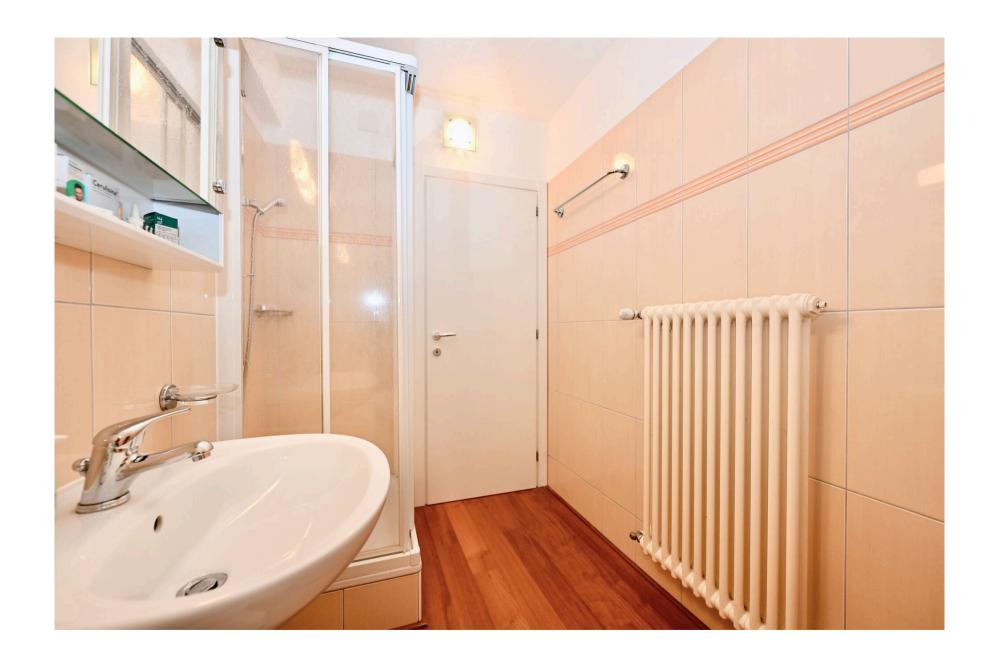














Contact

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

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