

CH-6962 Viganello, Via Aldesago 11

Property with Great Building Potential on Monte Brè CHF 2,800,000.-



### Property description

In a dominant and panoramic position on the slopes of Monte Brè, we offer for sale a property with breathtaking views of Lake Lugano and the surrounding mountains.

The property is located at 11 Aldesago Street, Viganello and consists of a house built in the 1960s, currently divided into 3 apartments.

The real special feature is the land and its building potential:

Land area: 808 m<sup>2</sup>

Gross usable building area (SUL):  $320\ m^2$ 

Potential: possibility to build a prestige villa with

access even from below



#### Characteristics

Reference

Availability	Immediate	Living area	320 m²	Object Price	CHF 2,800,000
Туре	Building lot	Ground surface	808 m²		

8221

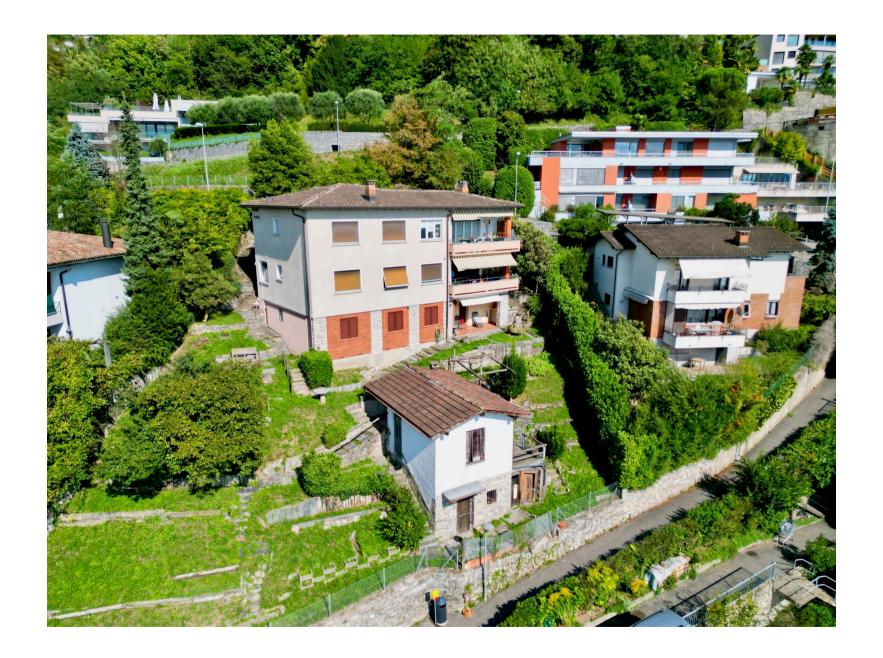


## Picture(s)



## Exterior view





#### Plan









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



Numero del fondo	523
Tipo di fondo	Bene immobile
E-GRID	CH100007930210
Comune (N. UST)	Lugano (5192)
Sezione	Viganello
Superficie	808 m²
Stato della misurazione ufficiale	27.08.2025



#### Contact

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