CH-6987 Caslano, Via chioso 9

Charming villa with a pool and garden just a short walk from the lake

CHF 1,390,000.-

SEQUOIA CONSULTING

Property description

A charming property, nestled in a peaceful setting, just a short walk from Lake Lugano.
Also available for purchase as a second home.

Located in a quiet residential area of Caslano, this charming detached villa enjoys excellent sunlight year-round and offers a privileged living environment where comfort, privacy, and proximity to key amenities come together harmoniously.

The property sits on a 693 m^2 lot, enhanced by a well-maintained garden featuring a rich variety of Mediterranean plants, including olive trees, magnolias, camellias, palm trees, and rose gardens. A lush and secluded setting, ideal for fully enjoying the beauty of Ticino's climate.

The outdoor spaces are enhanced by a 28 m^2 swimming pool equipped with a retractable cover, as well as an outdoor fireplace—perfect for enjoying pleasant moments of relaxation and togetherness with family and friends.

Inside, the villa features a functional and welcoming floor plan. The living area, featuring a bright living room with a fireplace, serves as the heart of the home and creates a warm, family-friendly atmosphere.

The sleeping area includes 2 or 3 bedrooms, depending on how the space is utilized, and 2 bathrooms—one with a tub and the other with a shower.

The property has undergone regular maintenance and improvements over the years, ensuring a high level of living comfort.

Features:
- New PVC windows with double glazing
- Electric roller shutters and awnings
- Dimmable lighting system
- Oil-fired heating with radiators
- Indoor and outdoor fireplaces
- Garage with automatic door
- Basement and practical storage spaces

The location is one of the property's main strengths. Lake Lugano, shops, the Coop supermarket, banks, the post office, and the Caslanoberg shopping center are all within easy reach.

This villa offers an attractive opportunity for those seeking a single-family home with a garden and pool, set in a quiet, well-served residential neighborhood.

A cozy and private residence, surrounded by greenery, where you can fully enjoy the charm and quality of life in Ticino.

Non contractual document: 15.11.2026

Characteristics

Availability	**To agree**
Type	**House**
Reference	**8243**
Rooms	**4.5**
Bedrooms	**3**
Bathrooms	**2**

Year of construction	**1962**
Total number of floor	**1**
Living area	**102 m²**
Ground surface	**693 m²**
Parking space	**1**

Object Price	**CHF 1,390,000.-**

Number of parkings

1x Total

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Picture(s)

Exterior view

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Interior view

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Exterior view

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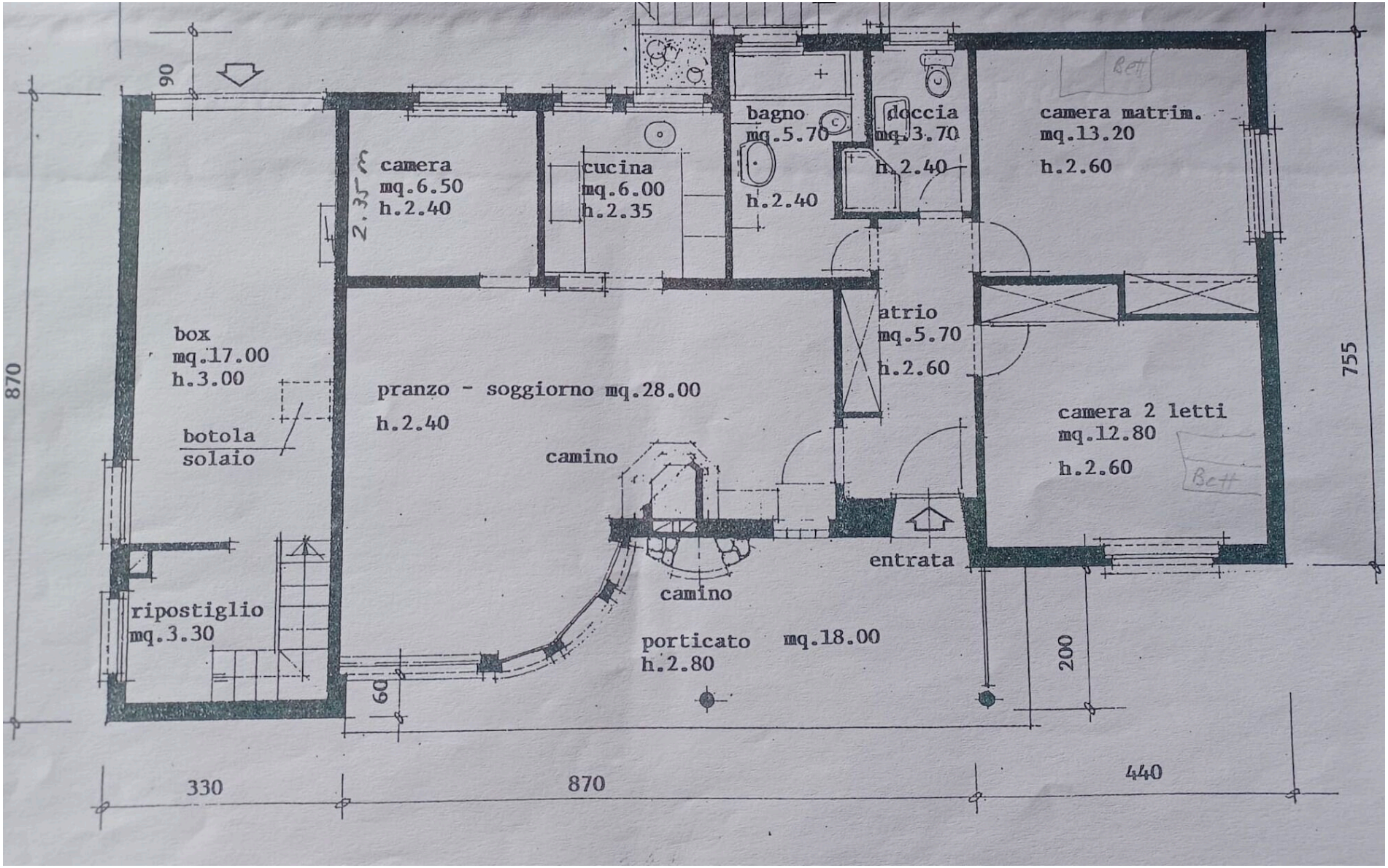
Picture(s)



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