

CH-6926 Montagnola, Via Bagena 4

Charming Villa with Garden Surrounded by Greenery in Montagnola CHF 1,890,000.-



## Property description

In the renowned municipality of Collina d'Oro, in the town of Montagnola, we offer for sale this charming detached house, ideal for those who want to live in a quiet environment surrounded by nature, without sacrificing proximity to the city.

The property, which enjoys ample privacy, is surrounded by a well-kept garden of 450 sqm and a private forest of 380 sqm. Optimal sun exposure and open mountain views contribute to a relaxing and harmonious atmosphere.

### Strategic Location:

The location is particularly strategic: a short distance from the prestigious "TASIS - The American School in Switzerland," and only a 10-minute drive from the center of Lugano and the train station.

Collina d'Oro also offers a particularly attractive tax multiplier and numerous amenities for residents, including reserved access to the municipal Sports Center, nestled in a natural setting.

### **Habitable Spaces:**

The house is spread over 2 floors and features a functional distribution of interior spaces. On the living floor there is a cozy living room with a fireplace, an eat-in kitchen, and a large porch that is livable most of the year. The sleeping area includes 4 bedrooms with beautiful panoramic views, as well as 2

bathrooms.

### Parking spaces:

The property also has 2 garage parking spaces and 2/3 outdoor parking spaces.

#### **Condition of Maintenance:**

The property is in good maintenance condition, with several upgrades already done, including the installation of a new heat pump and air conditioning in the sleeping area.

### Secondary residence:

It is possible to apply for allocation as a secondary residence.

This property represents an ideal housing solution for families, professionals or those looking for a quiet and private residence without sacrificing the convenience of city services. A rare opportunity in Montagnola, in one of the most desirable areas of the Lugano area.



## Characteristics

Availability	To agree		
Туре	House		
Reference	2827		
Rooms	5.5		
Bedrooms	4		
Bathrooms	2		

Heating type	Heat pump
Living area	211 m²
Ground surface	1,101 m²
Garden surface	450 m²
Parking spaces	4

Object Price	CHF 1,890,000		
Number of parkings			
Total (incl.)	4x		



## Conveniences

Outside conveniences

Inside conveniences

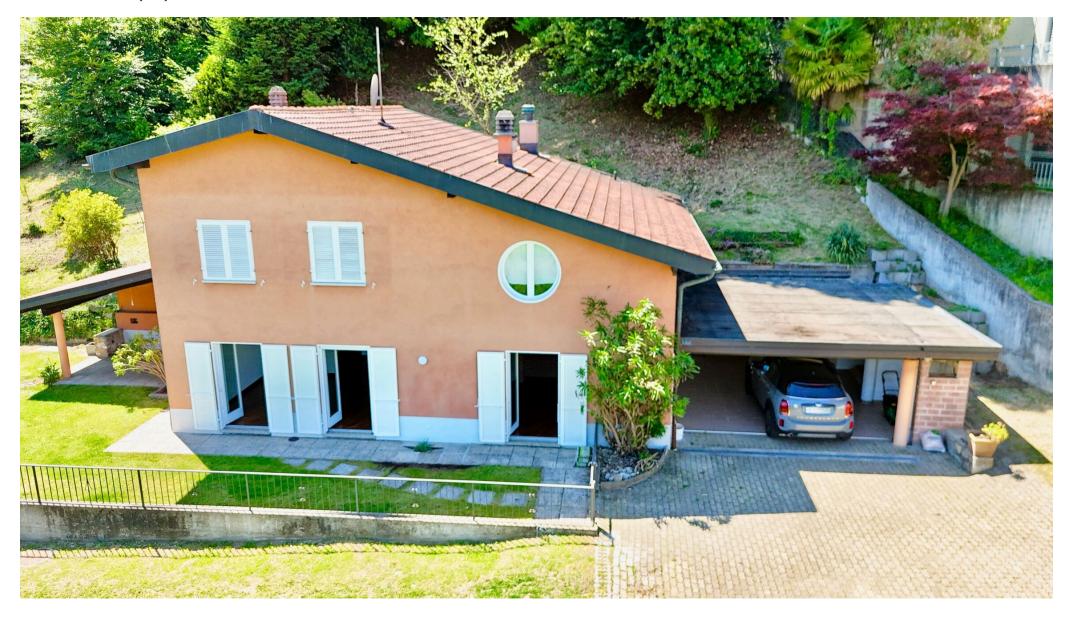
> Garden > Parking

> Garage

> Air conditioning

> Fireplace

# Picture(s)



## Exterior view









## Interior view













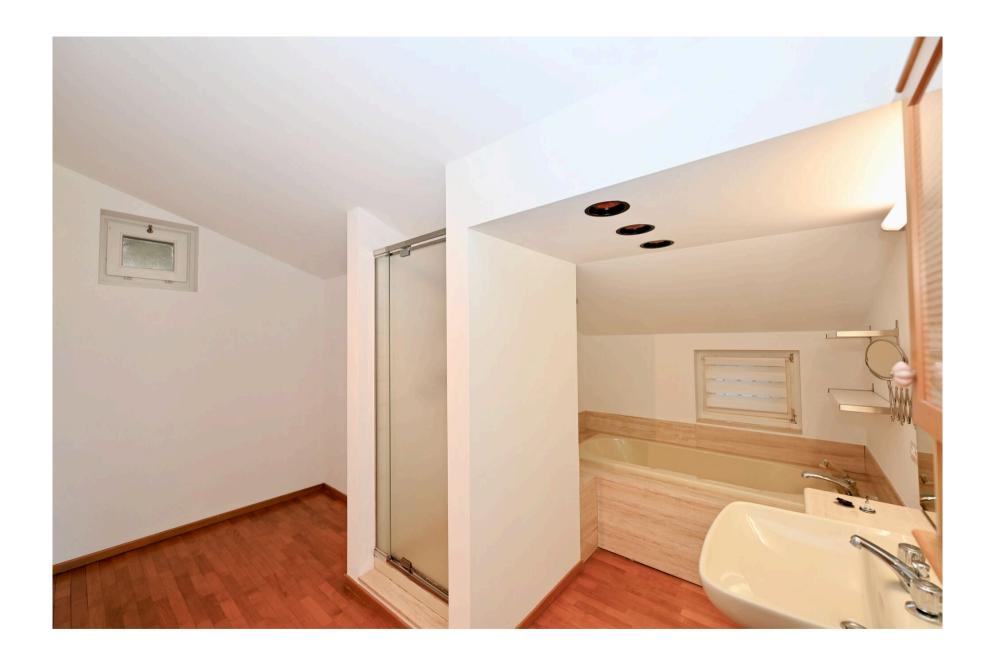


















## Exterior view



## Contact

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