



FOR SALE

CH-6926 Montagnola, Via Bagna 4

Charming Villa with Garden Surrounded by Greenery in Montagnola

CHF 1,890,000.-

SEQUOIA
CONSULTING

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	Heating type	Heat pump
Type	House	Living area	211 m²
Reference	2827	Ground surface	1,101 m²
Rooms	5.5	Garden surface	450 m²
Bedrooms	4	Parking spaces	4
Bathrooms	2		

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

Conveniences

Outside conveniences

- > Garden
- > Parking

Inside conveniences

- > Garage
- > Air conditioning
- > Fireplace

Picture(s)



Exterior view







Interior view

























Exterior view



Contact

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Notes
