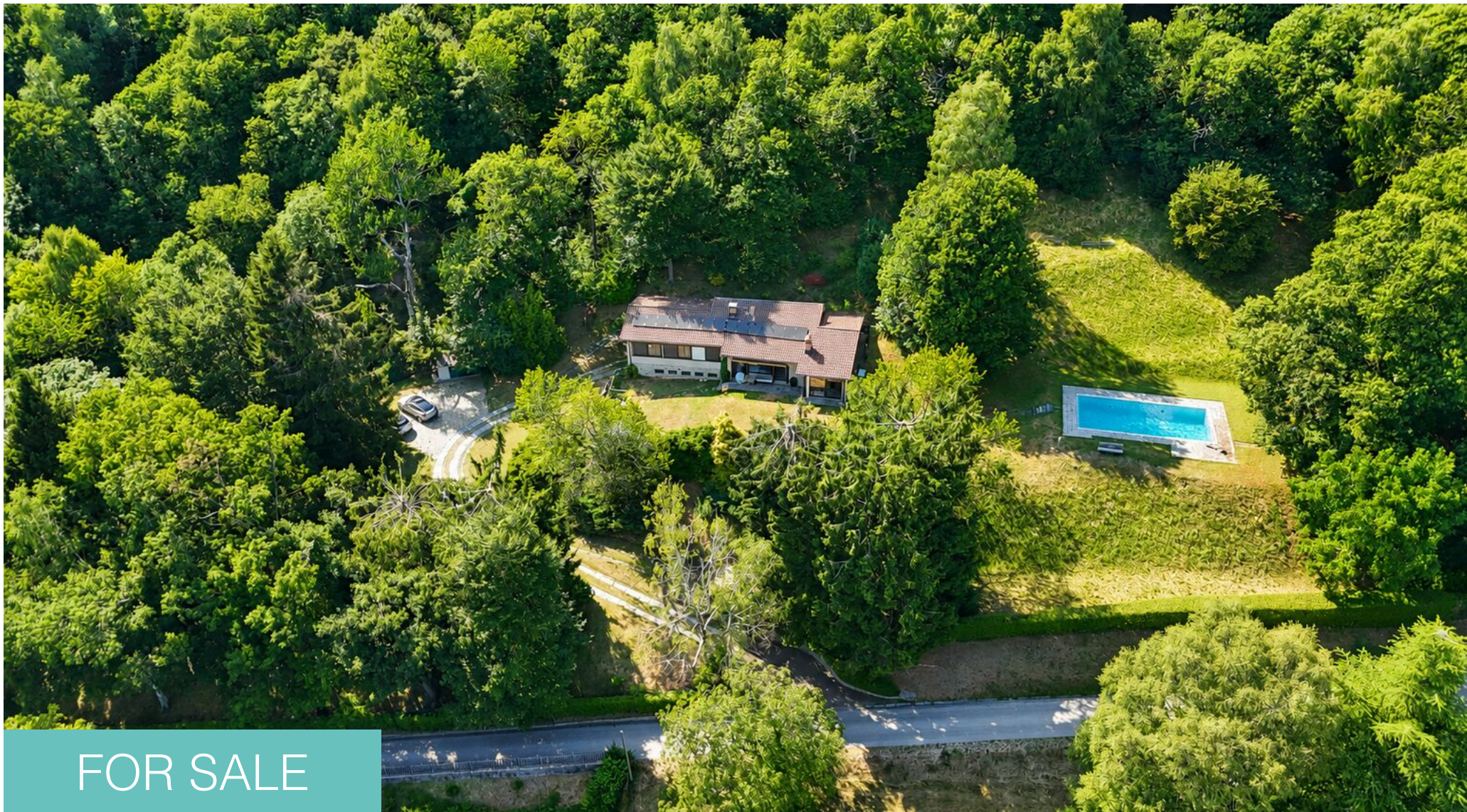




CH-6939 Arosio, Rensch 3

Rare Property Surrounded by Greenery, Completely Renovated
CHF 3,000,000.-

SEQUOIA
CONSULTING

Property description

In Arosio, in a quiet location surrounded by greenery, about 13 km from Lugano, we are offering for sale this magnificent and rare villa, set within a splendid private park of approximately 7,000 m² featuring centuries-old trees, ensuring great tranquility, privacy, and a pleasant connection with nature.

A large heated swimming pool with an electric cover is one of the property's most captivating features: from its vantage point, you can enjoy a panoramic view of the lake, the surrounding hills, and Lugano, set against a particularly picturesque backdrop.

Originally built in the 1960s, the property was completely renovated in 2024, with particular attention paid to the quality of the work, maximum living comfort, attention to detail, and energy efficiency.

The technical systems include a heat pump, underfloor heating and cooling, and a photovoltaic system—solutions that combine residential comfort with modern energy management.

On the main floor, the spaces dedicated to daily life are bright, welcoming, and harmoniously laid out. The contemporary, fully equipped kitchen flows seamlessly into the dining area and living room, which is enhanced by a fireplace.

A splendid veranda, also featuring a fireplace, creates an additional charming space designed to allow residents to enjoy the surrounding greenery and the property's atmosphere year-round.

The sleeping area on this floor includes 2 bedrooms, 2 bathrooms, a spacious walk-in closet, and an additional guest restroom.

The lower level houses the apartment with a separate entrance, perfect for accommodating family members, guests, or domestic staff. It features a living room with access to the garden, two bedrooms, a kitchen-laundry area, as well as a cellar and utility room.

The property also features a large courtyard with ample parking spaces.

A completely renovated residence, surrounded by greenery and characterized by great privacy, generous spaces, and modern technology: an ideal solution for those who wish to live in an exclusive and secluded setting, while maintaining easy access to Lugano.

Characteristics

Availability	To agree	Year of construction	1965
Type	Villa	Latest renovations	2024
Reference	8509	Heating types	Heat pump, Solar
Rooms	5.5	Heating installation	Floor
Bedrooms	4	Living area	300 m²
Bathrooms	4	Ground surface	7,000 m²
Number of toilets	1		

Object Price

CHF 3,000,000.-

Exterior view







Interior view



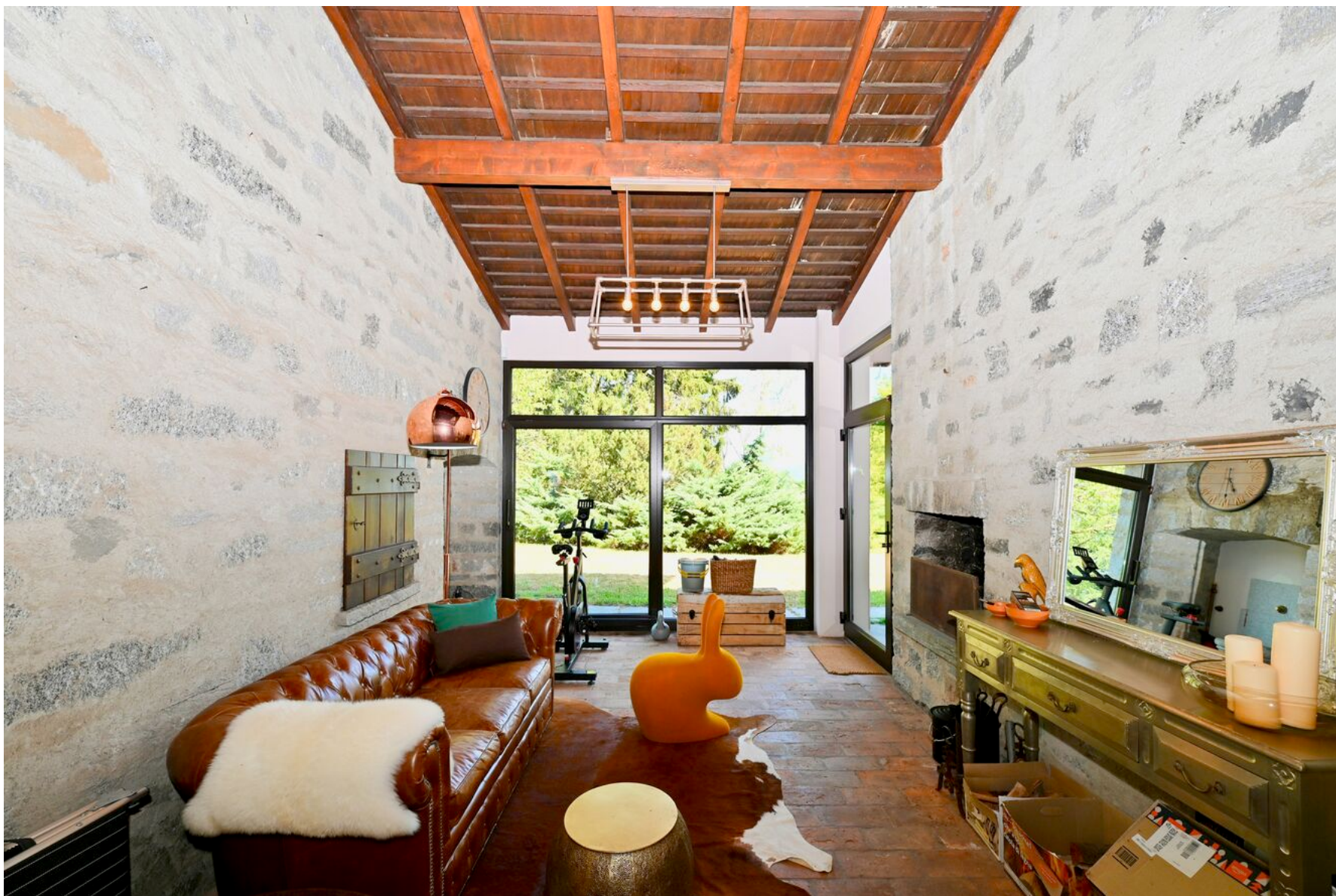


































Exterior view







Interior view





Contact

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Notes
