

FOR SALE

CH-6677 Aurigeno

Art Nouveau Villa Hermitage Surrounded by Greenery, Maggia-Ronchini
CHF 3,200,000.-

SEQUOIA
CONSULTING

Property description

This prestigious property in a quiet and very sunny location enjoys a splendid open view of the lush surrounding landscape. Built in Art Nouveau style in 1914 by the famous architect Elvidio Casserini (1880-1933), it is characterised by numerous luxurious period details and frescoes. A true jewel that has survived the times.

If on the one hand this villa is set in its park of over 4000 m2 with its beautiful outdoor swimming pool optimally exposed to the south, on the other hand it benefits from practical accessibility to the Cantonal road and is only five minutes from the centre of Maggia.

Composed of four levels, it is organized into a basement, raised ground floor, first floor and attic floor in addition to its romantic 36 m2 attic tower.

The part-basement floor is intended for technical rooms, wine cellar, laundry and drying room, office, a large bedroom with shower/wc, sauna and hobby room, and direct access to the garage for 6 cars.

On the raised ground floor is the large, frescoed distributive entrance hall, now used as a music room with a beautiful mosaic floor and marble from Arzo. In a clockwise direction we find the representative dining room with frescoes in false coffers with beautiful French/Hungarian hardwood flooring and a

period fireplace. From the dining room we have access to the preparation/pantry kitchen and continuing we find a large family kitchen with fireplace. On the east side we find a second room/library. To the north/easterly side we have a representative office currently a bedroom with en suite shower/wc.

The first floor is accessed via an elegant, fully decorated marble staircase, with a beautiful view of the park to the north, leading to a second distributive atrium for the sleeping area. On the west side we find a spacious reception bedroom with fireplace and frescoes. This is followed by a utility room from which we access the tower - attic used as a bedroom on the same level we also access the attic which is not habitable but can be renovated. This is followed by a shower room and a separate toilet serving the smaller rooms. The third bedroom is the master bedroom with fireplace, balcony, antique wardrobes and en suite shower/wc. The fourth bedroom with period furnishings leads to the second south loggia of approx. 20 m2. This is followed by a fifth master bedroom with fireplace and en suite shower/wc and balcony.

The vertical structure is massive (in stone) while the horizontal structure is in wood (as originally). The construction illustrates room heights well above current use, respectively room widths well above

average. The materials are high quality, the finishes are adequate and well executed.

Almost the entire structure, except for a few areas, is still unchanged from the original construction, while adapting comfort to today's requirements.

The historical pictorial decorations in almost all rooms, as well as the external corner tower erected with excavated material excavated on site during construction, offer particular value to the object.

The heating system is oil-fired, and heat is distributed by means of radiators. The floor surfaces in the living areas are made of grit (in the kitchen tiles), while in the sleeping areas they are covered with fine wood.

The window and doorframes are PVC with insulating double glazing and the sunshade elements are aluminium shutters. Access to the property is via a short road ramp that leads to the large forecourt in front of the villa.

The villa includes a 72 m2 outdoor swimming pool (12m x 6m) and a depth of 1.5m to 3m, a grill area, a special corner tower and a large park.

Characteristics

| | | | |
|----------------------|-----------------|----------------------|-----------------|
| Availability | To agree | Heating type | Fuel oil |
| Type | Villa | Heating installation | Radiator |
| Reference | 1137 | Living area | 520 m² |
| Rooms | 11 | Ground surface | 4,158 m² |
| Bedrooms | 7 | Useful surface | 968 m² |
| Bathrooms | 5 | Terrace surface | 73 m² |
| Year of construction | 1914 | Parking spaces | 6 |

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|---------------------------|------------------------|
| Object Price | CHF 3,200,000.- |
| Number of parkings | |
| Total | 6x |

Picture(s)

















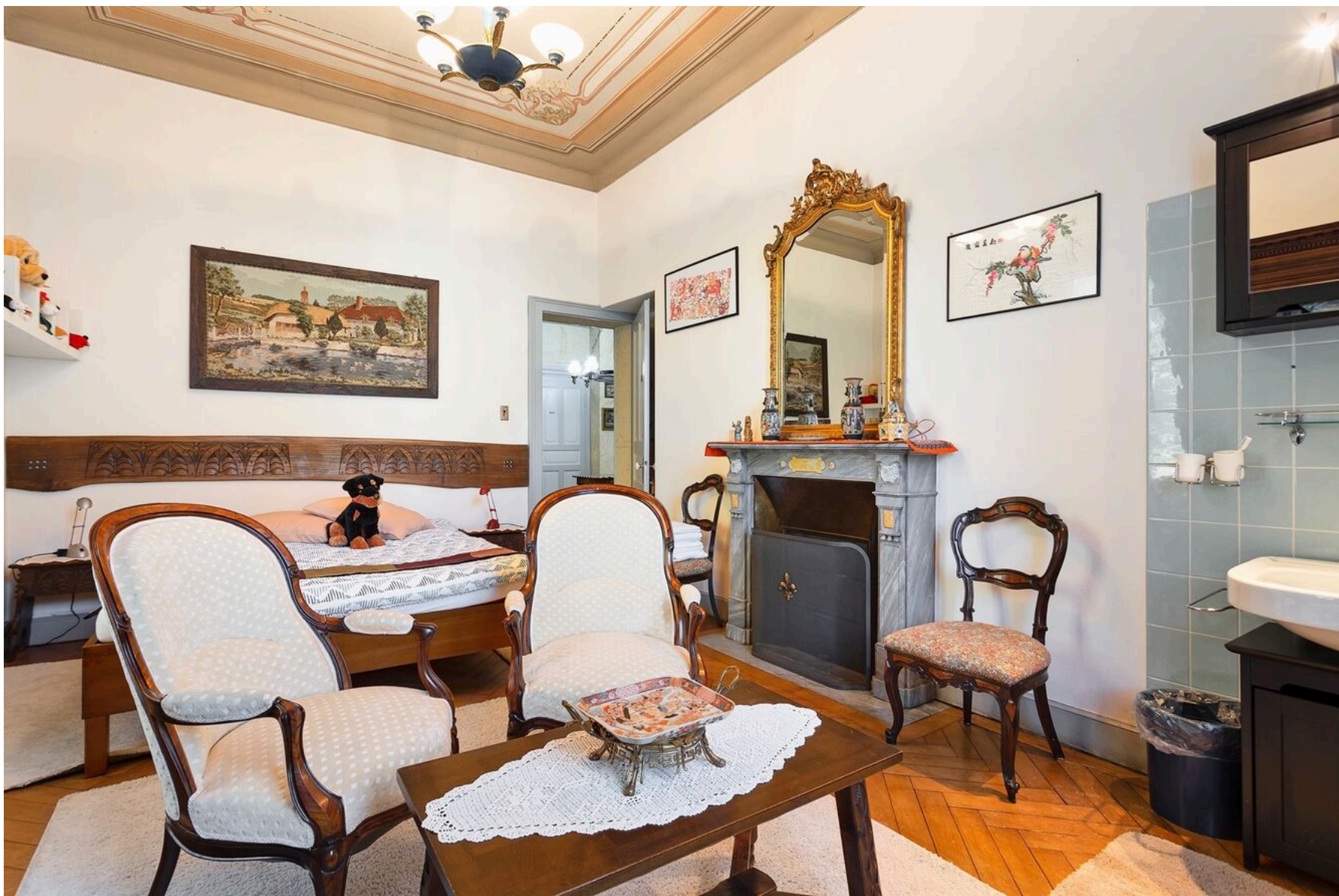


















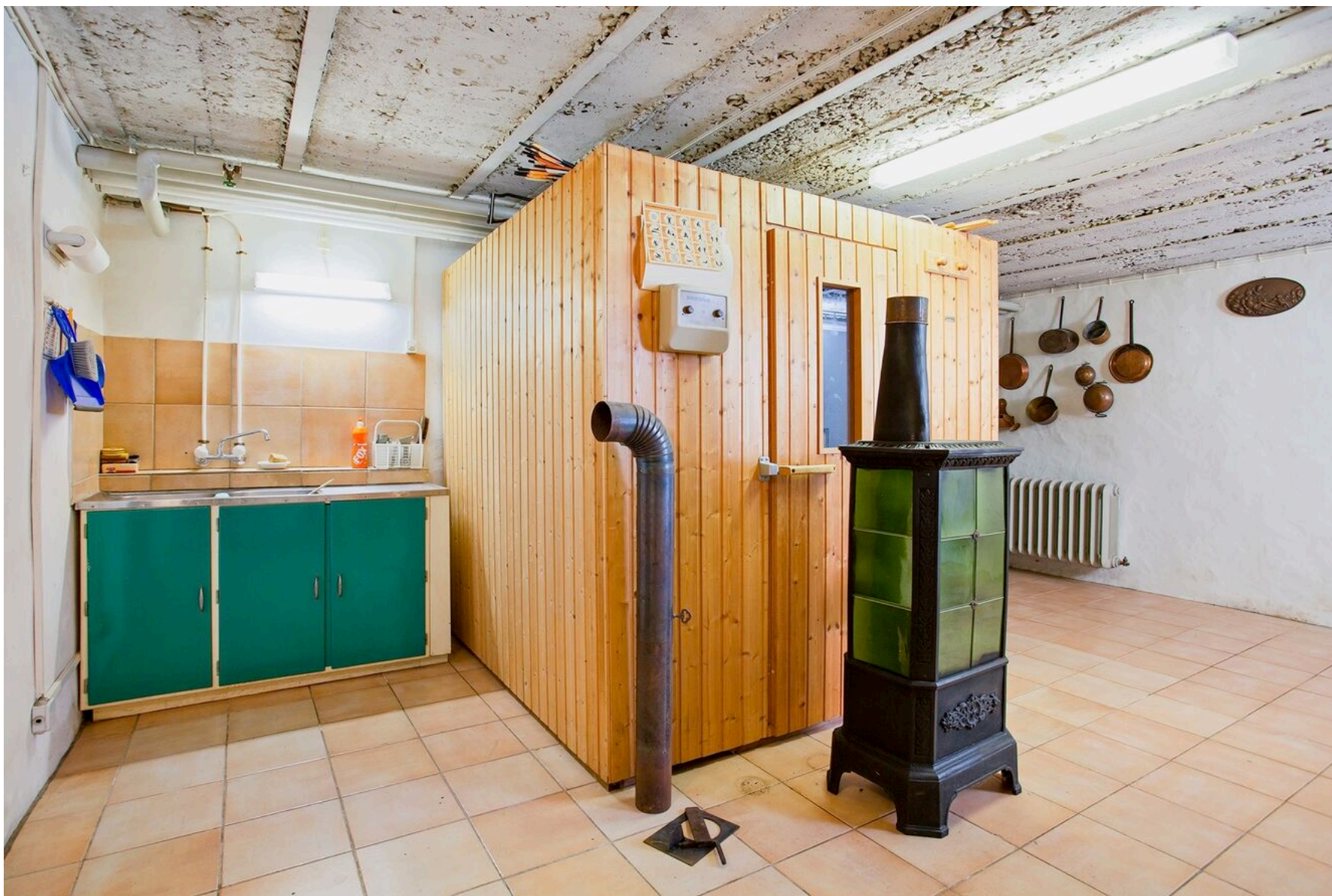


















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Notes
