



FOR SALE

CH-6816 Bissone, Via Campione 3

Lugano Lakefront Villa with Dock and Pool for sale in Bissone
Price upon request

SEQUOIA
CONSULTING

Property description

This splendid villa is located directly on the lake Lugano in Bissone, a charming Swiss municipality situated in the canton of Ticino, on the shores of Lake Lugano. Its privileged position allows for a 180-degree open view with a magnificent lake view and easy access to the vibrant city of Lugano, which is only 7 km away, thanks to its proximity to the highway.

The villa directly overlooks the lake, offering extraordinary panoramas.

The property has a living area of approximately 400 m² spread over 4 levels, including a basement and an attic:

BASEMENT: Heating room with pool filters, cellar/storage, small cellar.

GROUND FLOOR (garden level): Main entrance hall, dining room with fireplace, spacious and bright living room with fireplace and a second dining area opening onto a terrace and a garden, kitchen, wine cellar, 2 guest WC, 1 laundry room, and 1 storage/wardrobe.

FIRST FLOOR (street level): Single garage, 2 bedrooms, 1 WC, 1 bathroom, 1 master bedroom with en-suite bathroom and Jacuzzi bathtub, double dressing room, office.

ATTIC FLOOR: Attic space.

Outside, a wonderful garden surrounds the property and features an outdoor pool of 39 sqm.

Garage for 1 car, outdoor parking for 2 cars.

A 37 sqm rustic building.

Private dock of 117 sqm, which allows for convenient mooring of a boat and enjoying pleasant trips on Lake Lugano.

LOCATION:

Bissone is located approximately 9 km from the center of Lugano and about 2.5 km from the center of Campione d'Italia. There are good public and private infrastructures, and a strong economic activity related to tourism and the real estate market. Public transportation stops are nearby, and the FFS train station in Melide is about a 5-minute drive away. Access to the highway heading north is reachable in about 1 minute by car, while access to the south is about 3 minutes by car.

Characteristics

Availability	To agree	Bathrooms	5
Type	Villa	Living area	400 m²
Reference	3011	Ground surface	1,725 m²
Second home	Authorized	Garden surface	1,337 m²
Rooms	6	Terrace surface	21 m²
Bedrooms	4	Parking spaces	3

Object Price	Price upon request
Number of parkings	
Total	3x

Exterior view







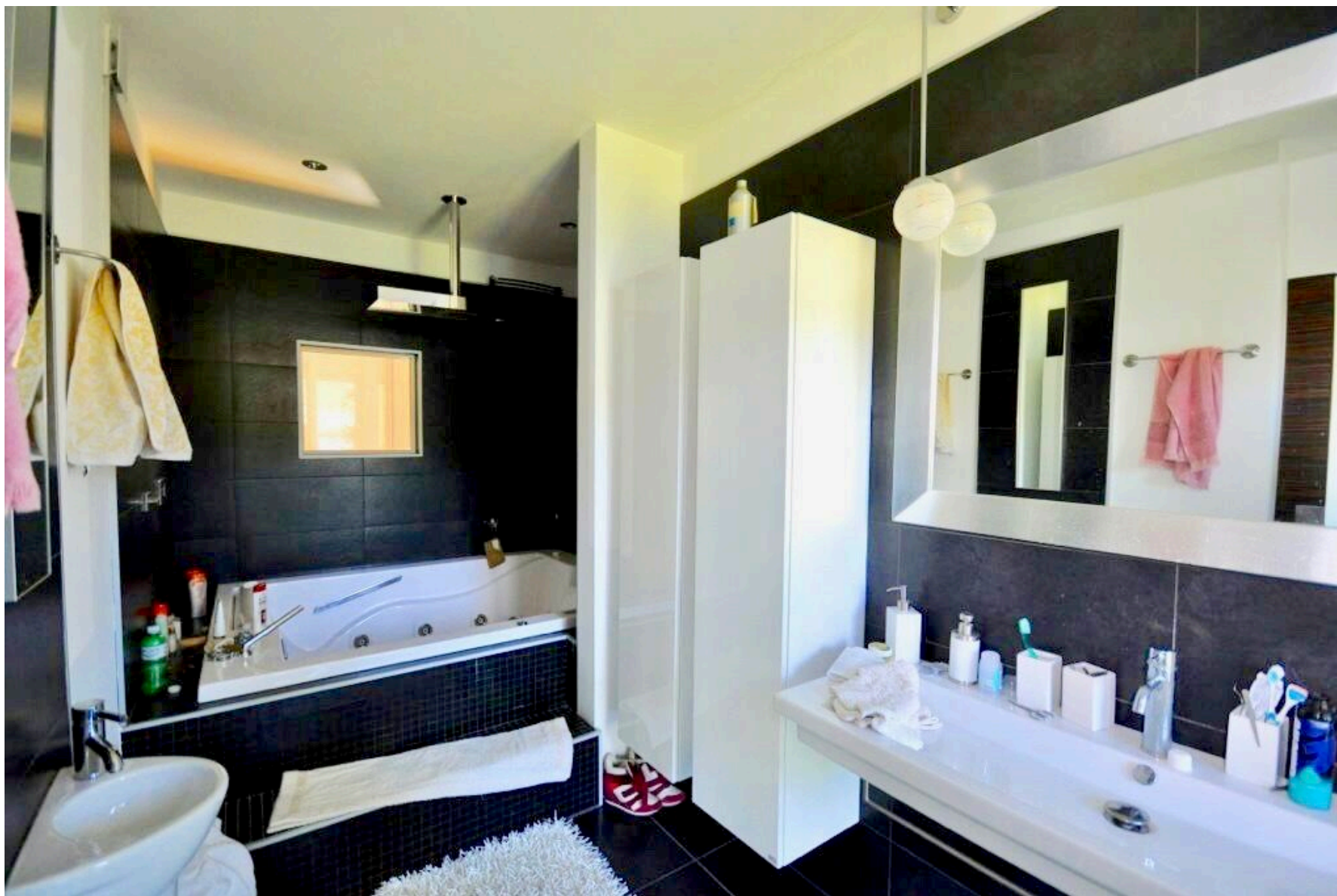
Picture(s)

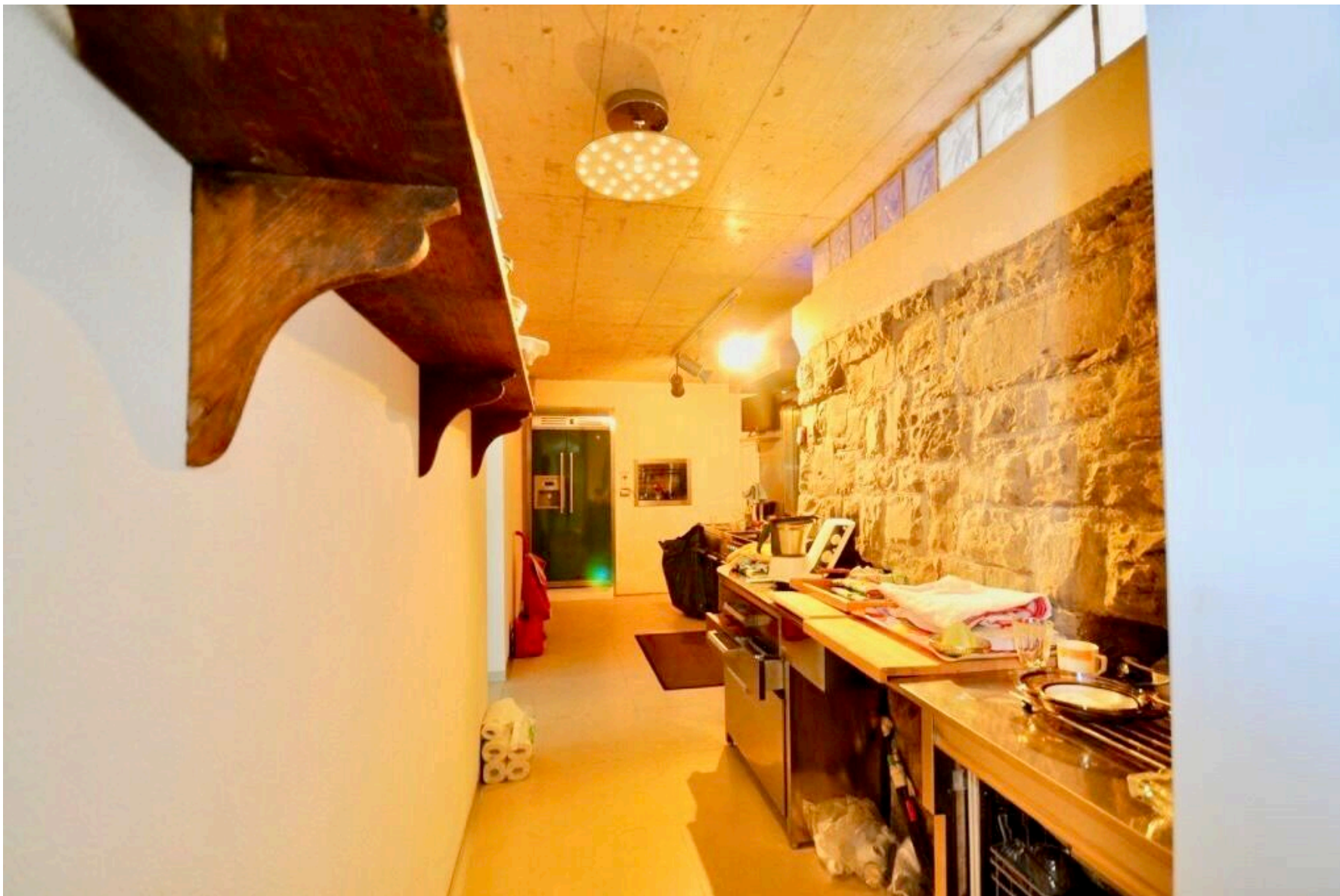


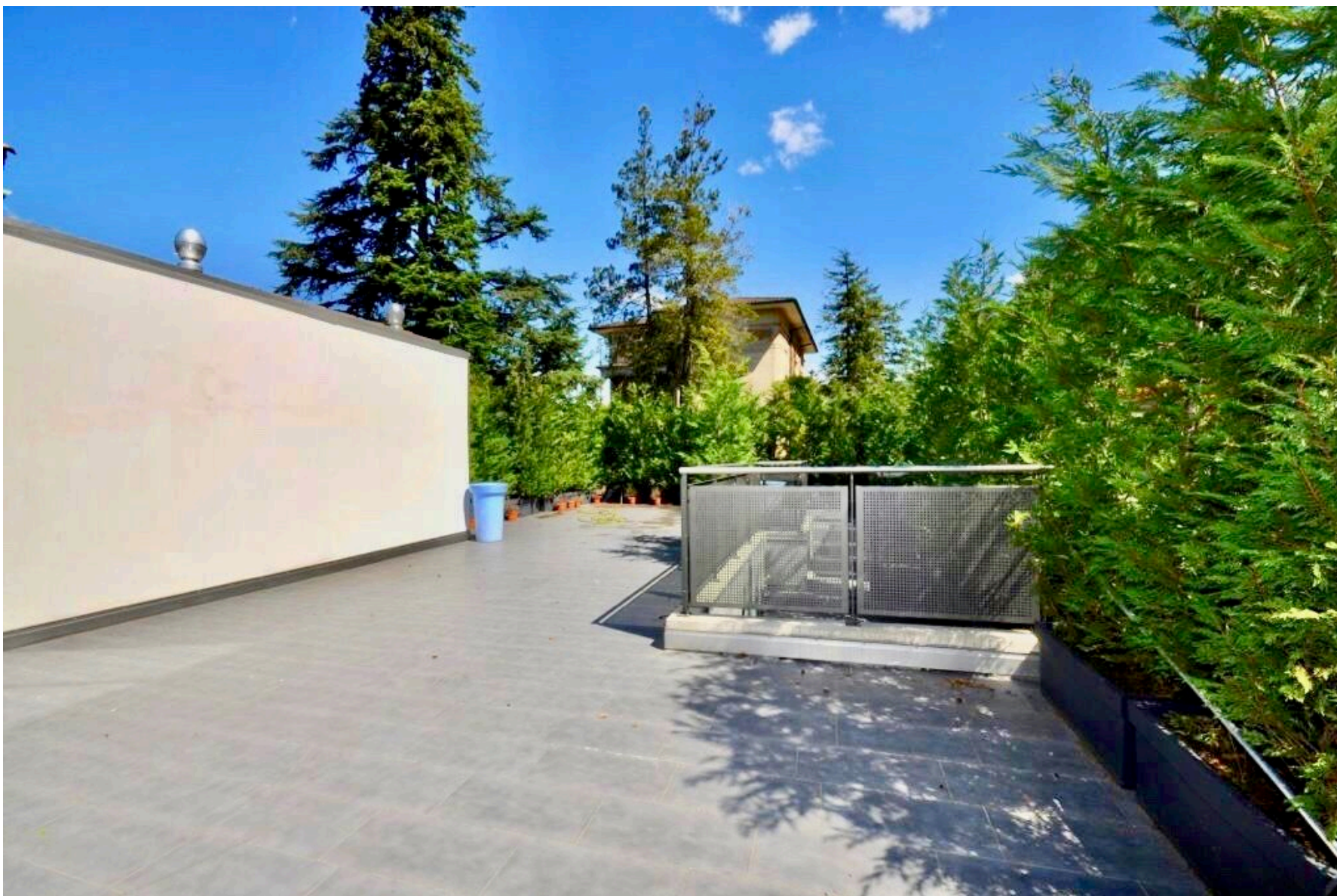












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Notes
