



FOR SALE

CH-6816 Bissone, Via Maroggia 36

Oasis on Lake Lugano - Villa pieds dans l'eau with private dock

CHF 5,500,000.-

SEQUOIA
CONSULTING

Property description

In a privileged location in Bissone, in the renowned resort "Punta di S. Nicolao", between the cantonal road and the shores of Lake Lugano, we offer for sale this beautiful villa with direct lake view, immersed in tranquility and surrounded by an enchanting mountain landscape.

The villa is accessible both pedestrian and vehicle via the cantonal road that runs along the east side of the fund.

The villa is divided as follows:

ENTRANCE FLOOR:

- Entrance lobby and stairwell
- 2 garages

UPPER FLOOR (living area):

- Hallway
- Spacious living room
- Bright dining room
- Furnished eat-in kitchen (approx. 1990)
- 1 room used as a game room
- 1 bathroom
- 1 WC
- South- and west-facing balconies with access from all rooms

LOWER FLOOR (sleeping area):

- Hallway

- Checkroom
- 3 bedrooms
- 1 bathroom with shower
- 1 WC
- Balconies on south and west sides, accessible from all rooms

BOTTOM FLOOR:

- Covered terrace facing the lake with sliding doors and windows convertible into a veranda
- Grottino with fireplace and kitchen, independently accessible from outside
- Service area on the ground side with laundry room with toilet and shower, boiler room and cellar

Strengths of the property:

- * Lakefront location with spectacular views.
- * Direct access to the lake with dock and platform.
- * Guaranteed privacy, surrounded by greenery and protected from traffic.
- * Spacious terraces and panoramic balconies.
- * Functional spaces rationally distributed on multiple levels.

This villa represents a rare opportunity for those seeking an exclusive home overlooking Lake Lugano, ideal as a main residence or prestigious vacation home.

Characteristics

Availability	To agree	Year of construction	1965
Type	Villa	Heating type	Fuel oil
Reference	5523	Heating installation	Radiator
Rooms	6	Living area	300 m²
Bedrooms	4	Ground surface	400 m²
Bathrooms	3	Garden surface	112 m²
Number of toilets	2	Parking spaces	2

Object Price	CHF 5,500,000.-
Number of parkings	
Total	2x

Conveniences

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Waterfront
- > Parking
- > Boat moor

Inside conveniences

- > Box
- > Fireplace
- View**
- > Lake
- > Mountains

Picture(s)



Exterior view





Picture(s)



Exterior view





Contact

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Notes
