



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 m<sup>2</sup> 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

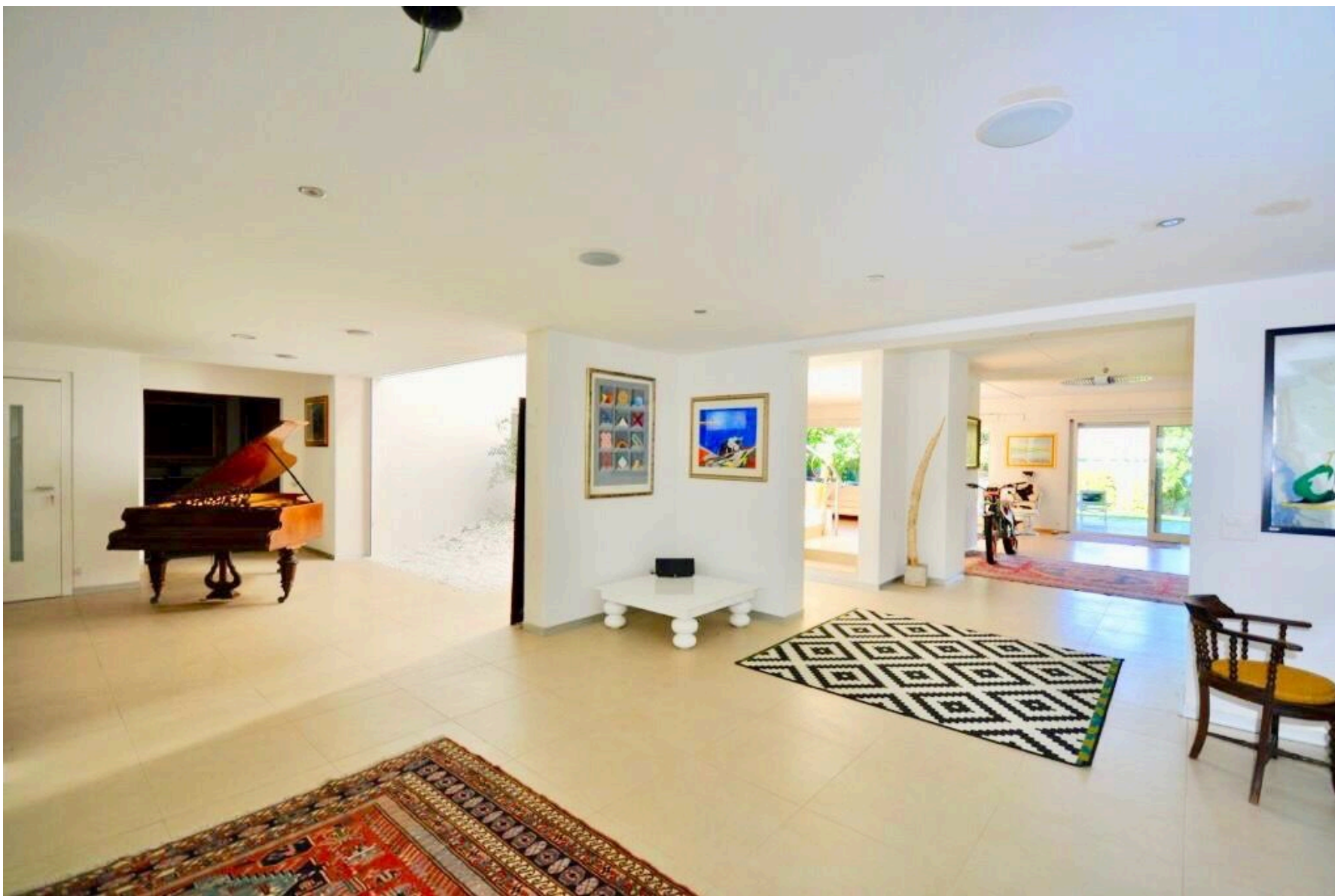






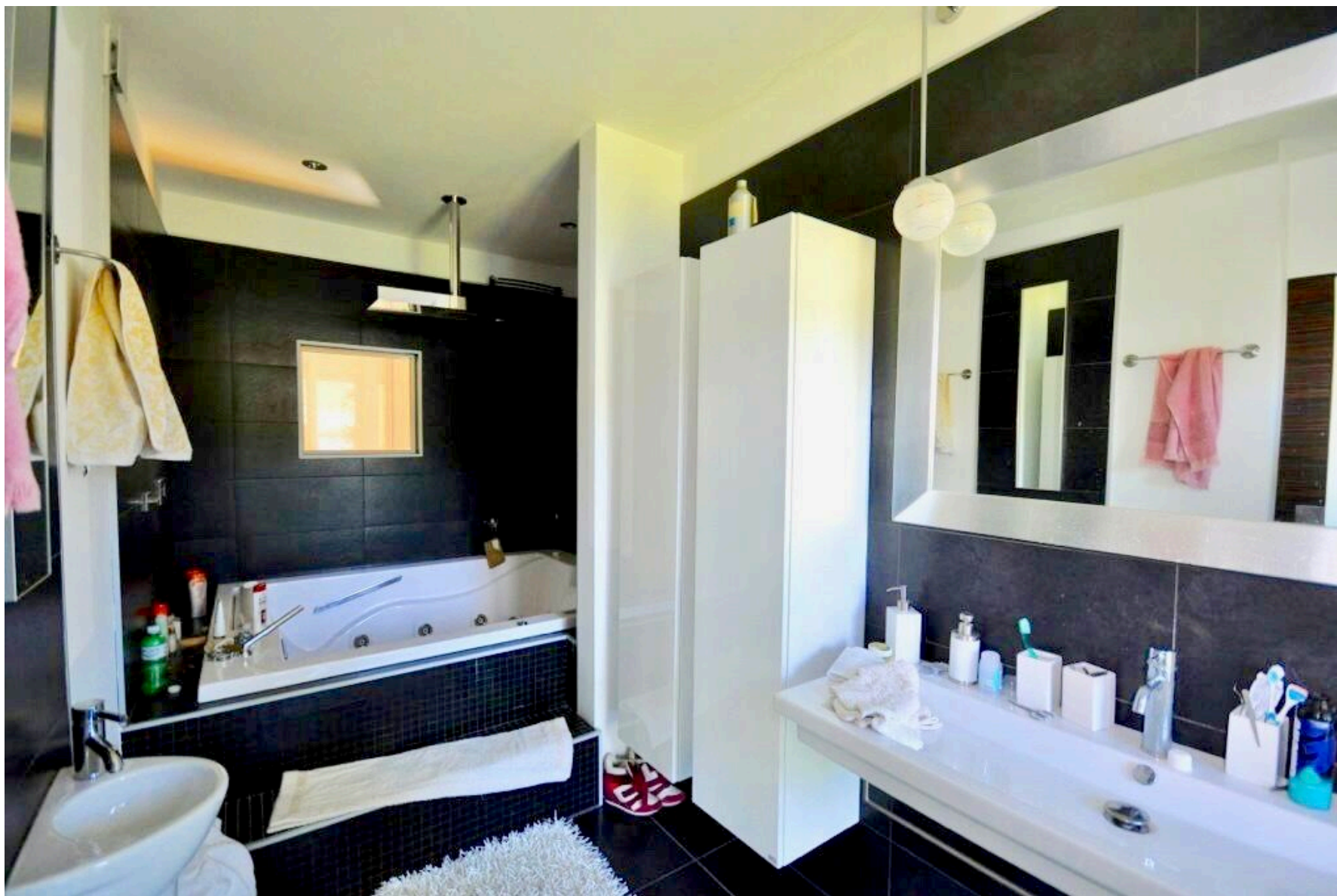
# Picture(s)

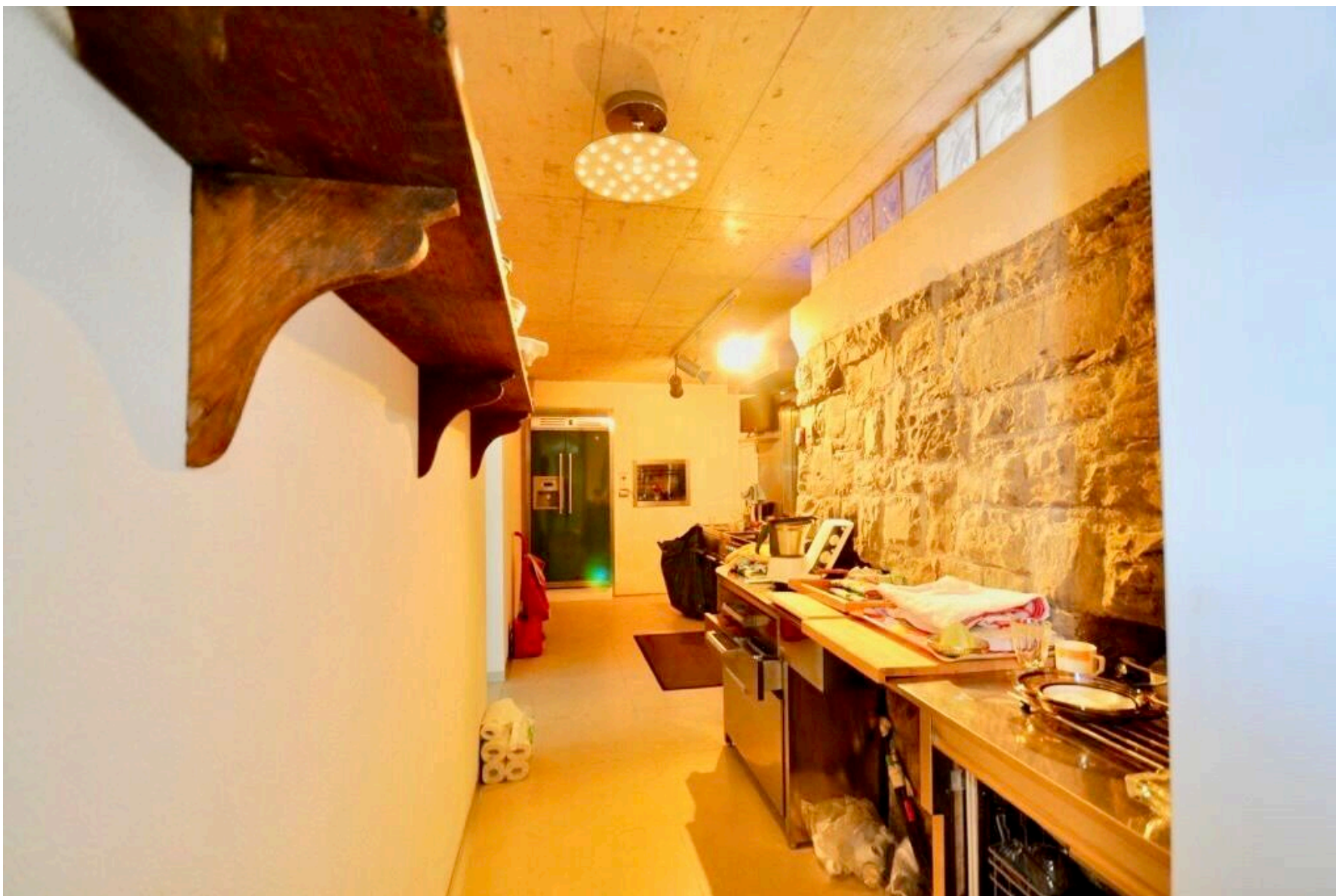


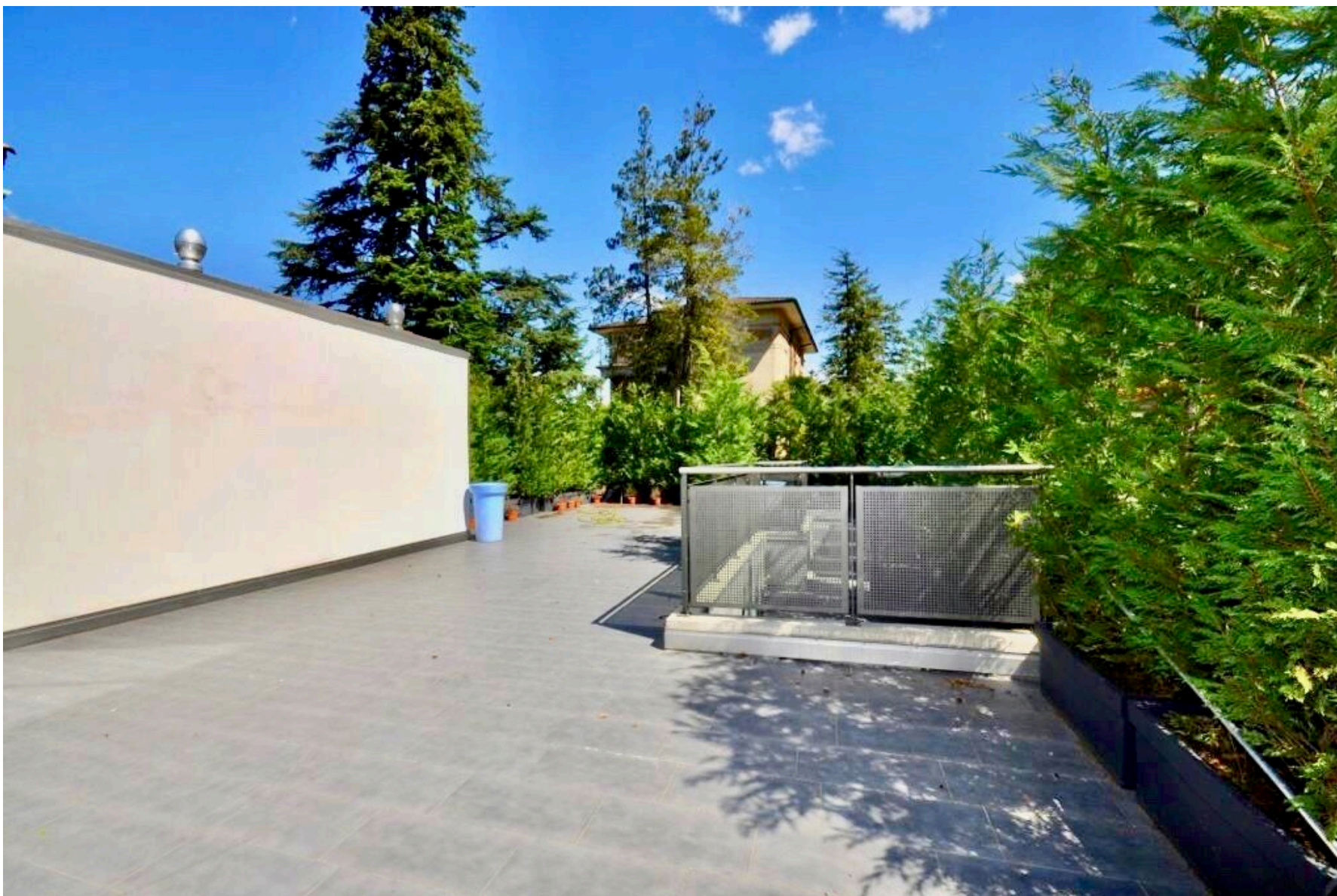












# Contact

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## Your consultant

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