



FOR SALE

CH-6932 Breganzona, Via Muzzano 42

Elegant Villa with High Level Finishes and Modern Comforts

CHF 3,800,000.-

SEQUOIA  
CONSULTING



# Property description

In Breganzona, in a strategic location, about 4 km from the bustling city of Lugano, we offer for sale this elegant villa of 400 sqm on the plot of 920 sqm. The property was completely renovated in 2018, offering a refined and high-quality environment.

The villa is surrounded by a charming 250 sqm garden, as well as a large outdoor area offering additional space for parking cars.

Designed with meticulous attention to detail and the use of high-quality materials, the villa exudes an atmosphere of elegance and hospitality. The interior spaces are functionally organized, ensuring comfort and privacy.

The property is equipped with all modern conveniences, including:

- underfloor heating,
- the thermopump cooling system,
- parquet floors throughout the property,
- the bathrooms with custom resin finishes for each room,
- the automatic lighting and irrigation system for the garden,
- the spacious sun terraces,
- the indoor garage with additional outdoor parking space.

The villa is spread over 3 floors. **On the ground floor,**

there is a detached apartment with kitchen, large living room, bedroom/study overlooking the garden, a master bedroom with custom-made closets and en suite bathroom equipped with sauna, another bathroom with bathtub, laundry room, additional bedrooms/study, and direct access to the garage.

**The second floor** is dedicated to the living area, with a large living room, a reading room, a dining room and a separate kitchen, all finely furnished and equipped with large windows for plenty of natural light. There is also a half bath and a master bedroom with walk-in closet and en suite bathroom with shower.

**The upper floor** houses the sleeping area, which includes 3 master bedrooms, each with custom closets and en suite bathrooms, as well as access to terraces and balconies.

This property is an ideal choice for a family wishing to live in a classy environment, with all modern amenities, without sacrificing privacy and exclusivity

# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2018</b>
Type	<b>Villa</b>	Living area	<b>400 m<sup>2</sup></b>
Reference	<b>8152</b>	Ground surface	<b>931 m<sup>2</sup></b>
Rooms	<b>10</b>	Total surface	<b>500 m<sup>2</sup></b>
Bedrooms	<b>7</b>	Garden surface	<b>250 m<sup>2</sup></b>
Bathrooms	<b>6</b>	Parking spaces	<b>4</b>

Object Price	<b>CHF 3,800,000.-</b>
<b>Number of parkings</b>	
Total	<b>4x</b>

## Conveniences

## Neighbourhood

> Green

> Lake

### Outside conveniences

- > Garden

- > Parking

### Inside conveniences

- > Garage

> Sauna

# Picture(s)























































# Contact

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## Your consultant

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