



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 m²</b> |
| Reference    | <b>8152</b>     | Ground surface     | <b>931 m²</b> |
| Rooms        | <b>10</b>       | Total surface      | <b>500 m²</b> |
| Bedrooms     | <b>7</b>        | Garden surface     | <b>250 m²</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

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
[fabio@sequoiaconsulting.ch](mailto:fabio@sequoiaconsulting.ch)  
Mob.: +41 78 637 66 15

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