



FOR SALE

CH-6932 Breganzona, Via al Roccolo 3

Villa with Panoramic View of the Mountains and Lake Lugano

CHF 2,500,000.-



# Property description

In a quiet and sunny residential area of Breganzona, we offer for sale this elegant single-family villa with private garden and panoramic views of the surrounding mountains and Lake Lugano.

The property, built in 2003, is spread over three levels and offers a surface area of about 230 m<sup>2</sup>, set in a 524 m<sup>2</sup> plot of land, perfectly maintained and well-utilized.

The interior spaces stand out for their brightness, comfort and excellent distribution of the rooms, designed to ensure functionality and quality of living.

The villa consists of 8.5 rooms, distributed as follows:

## **GROUND FLOOR:**

A large and bright living area with a living room and dining area, a fully equipped separate kitchen, a study/bedroom and a guest toilet.

The living area, cozy and well-proportioned, opens directly onto the flat garden, ideal for outdoor relaxation, for families and for hosting guests.

## **FIRST FLOOR:**

4 bedrooms, 2 of which with access to the panoramic terrace with open views of the lake and mountains, a bathroom and a shower.

## **CELLAR FLOOR:**

Guest room, gym room, laundry room, shelter and technical room.

## **Technical features:**

- Air conditioning
- New heating system with heat pump (2025)
- Coil system with integration of solar panels, for high energy efficiency

## **The property is completed by:**

- 2 covered internal parking spaces
- 2 external parking spaces
- 1 covered motorcycle parking space with wallbox for electric charging

A complete living solution, with attention to detail and ready to be lived in, ideal for those who want comfort, privacy and quality in one of the most appreciated areas of the Lugano region.

# Characteristics

Availability	<b>To agree</b>	Latest renovations	<b>2025</b>
Type	<b>Villa</b>	Total number of floors	<b>3</b>
Reference	<b>4273</b>	Heating types	<b>Heat pump, Solar</b>
Rooms	<b>8.5</b>	Heating installation	<b>Floor</b>
Bedrooms	<b>4</b>	Living area	<b>230 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Ground surface	<b>524 m<sup>2</sup></b>
Year of construction	<b>2003</b>		

Object Price **CHF 2,500,000.-**

## Number of parkings

2x Interior

2x Exterior

# Exterior view











# Interior view

























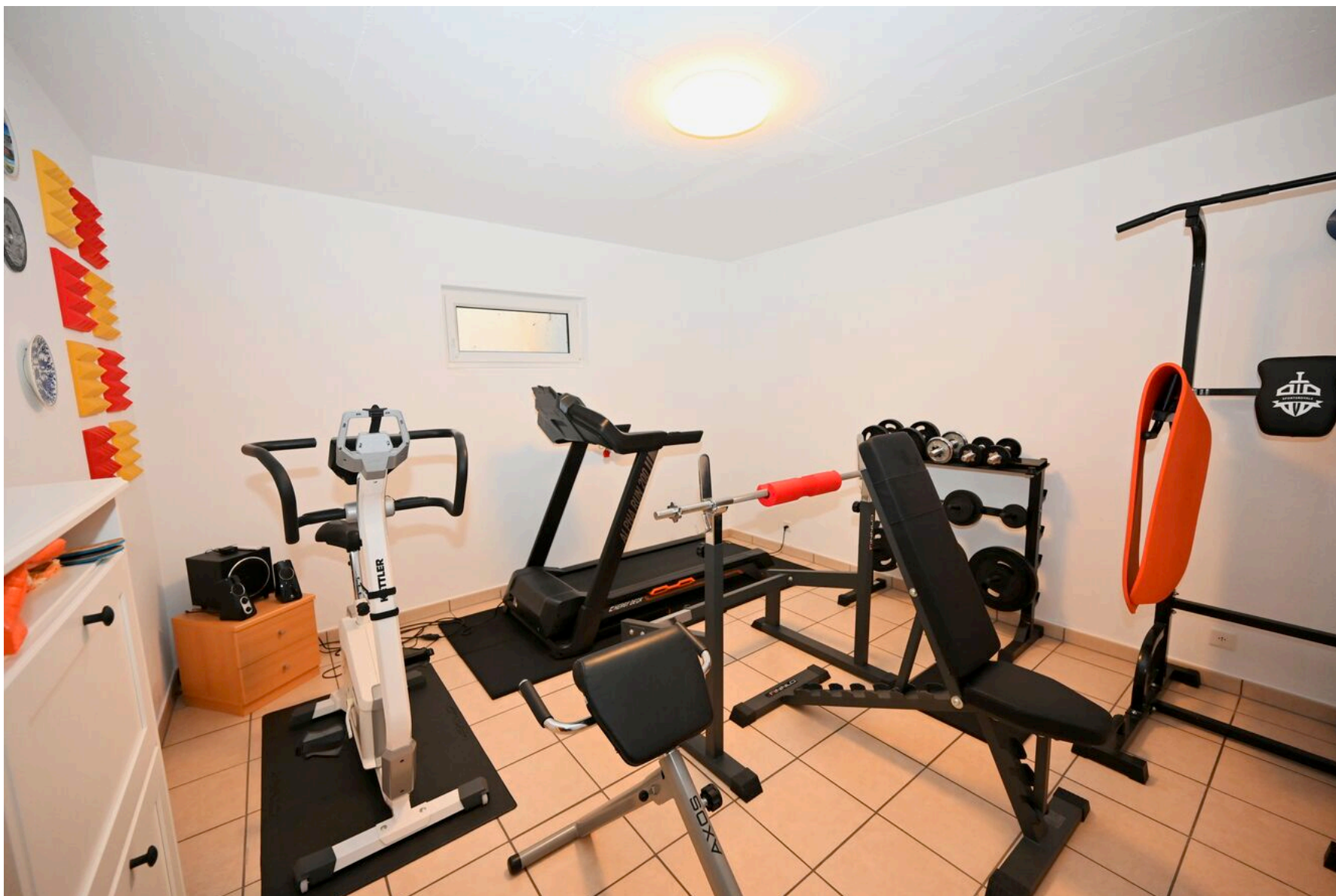














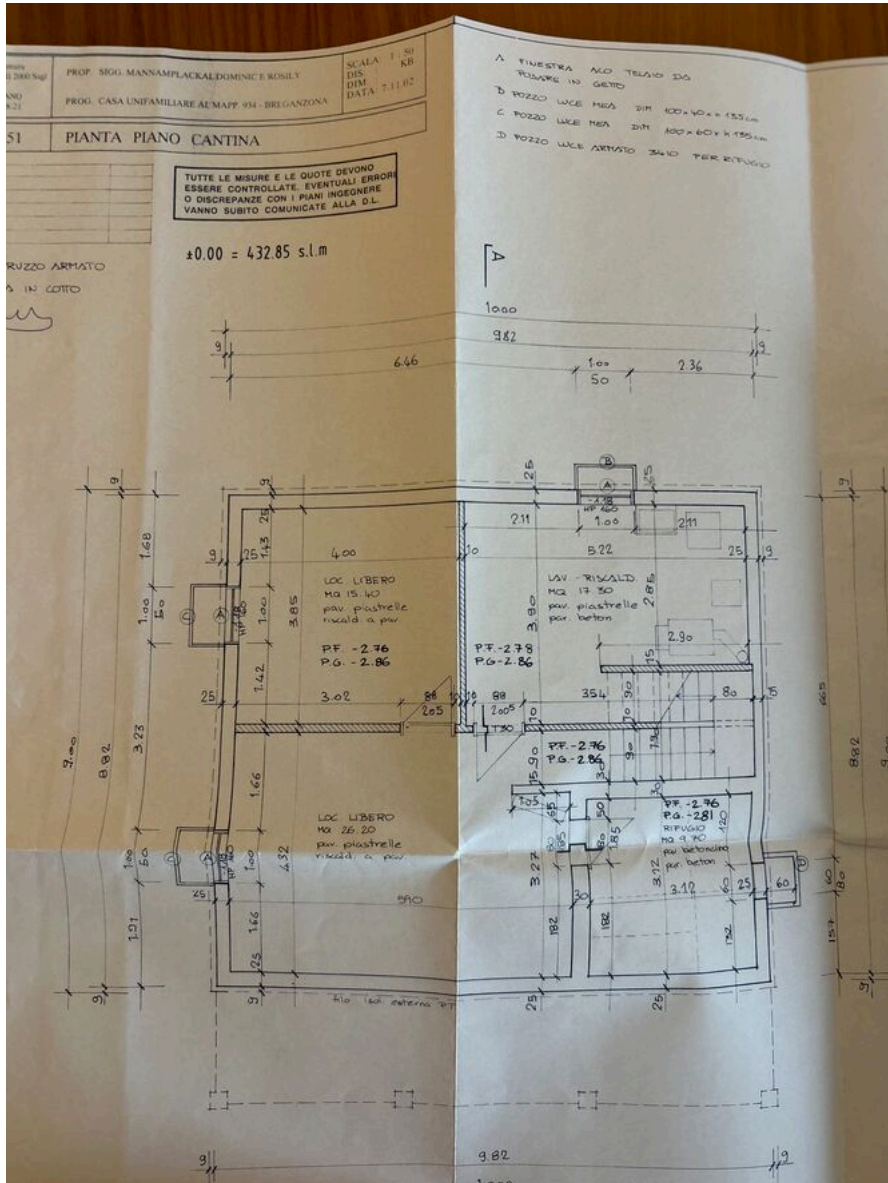
# Exterior view











# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
fabio@sequoiaconsulting.ch  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. André Schmalzbauer**  
as@sequoiaconsulting.ch  
Mob.: +41 79 304 66 54

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