



FOR SALE

CH-6932 Breganzona, Via Crespera 55

Prestigious Estate with a Large Park, Duplex, and Potential
CHF 7,000,000.-

SEQUOIA
CONSULTING

Property description

In Breganzona, on a peaceful hill surrounded by vineyards, this exclusive property sits on 5,177 m² of land and offers privacy, sweeping views of the valley, and timeless charm.

The property consists of a main residence (right wing), a maisonette/guest house (central wing), and a rural wing in need of renovation.

Expertly restored (2007 and 2016), **the main residence**, approximately 256 m² in Tuscan style, features fine finishes and high-quality materials, striking a refined balance between historic charm and contemporary innovations. On the living level, spacious and bright rooms, marble floors, and a designer fireplace create a welcoming atmosphere. The professional kitchen, equipped with a central island and a wine cellar, opens onto the surrounding landscape. Upstairs are 3 bedrooms, a luxurious marble en suite bathroom with a freestanding whirlpool tub and walk-in shower, 3 bathrooms, and a study or library.

The maisonette with a separate entrance, approximately 120 m², has been completely renovated and features a living room with kitchen, three bedrooms, two bathrooms (one with a shower and one with a whirlpool tub), and a guest restroom. Ideal for friends and family, or to continue operating as a vacation rental.

The rural wing, in need of renovation (formerly a stable and barn), offers ample space and excellent potential for conversion into storage areas, a garage, a studio, wine cellar, meeting or event rooms, auxiliary spaces, or additional living quarters, subject to obtaining the necessary permits.

The basement and utility areas, totaling approximately 158 m², house cellars, utility rooms, and an elevator connecting all three levels.

The property also features 10 outdoor parking spaces.

The construction of a swimming pool and a solar power system can be evaluated in accordance with current regulations and the required permits.

Thanks to its spacious outdoor areas and quiet location, this extraordinary property represents a unique opportunity to acquire a private retreat rich in character, versatile, and offering interesting possibilities for future development

Characteristics

Availability	To agree	Latest renovations	2017
Type	Villa	Total number of floors	3
Reference	0057	Living area	385 m²
Rooms	11.5	Ground surface	5,177 m²
Bedrooms	6	Total surface	740 m²
Bathrooms	6	Parking spaces	10
Year of construction	1900		

Object Price	CHF 7,000,000.-
Number of parkings	
10x Total	

Exterior view



Picture(s)



Exterior view





Interior view









Exterior view



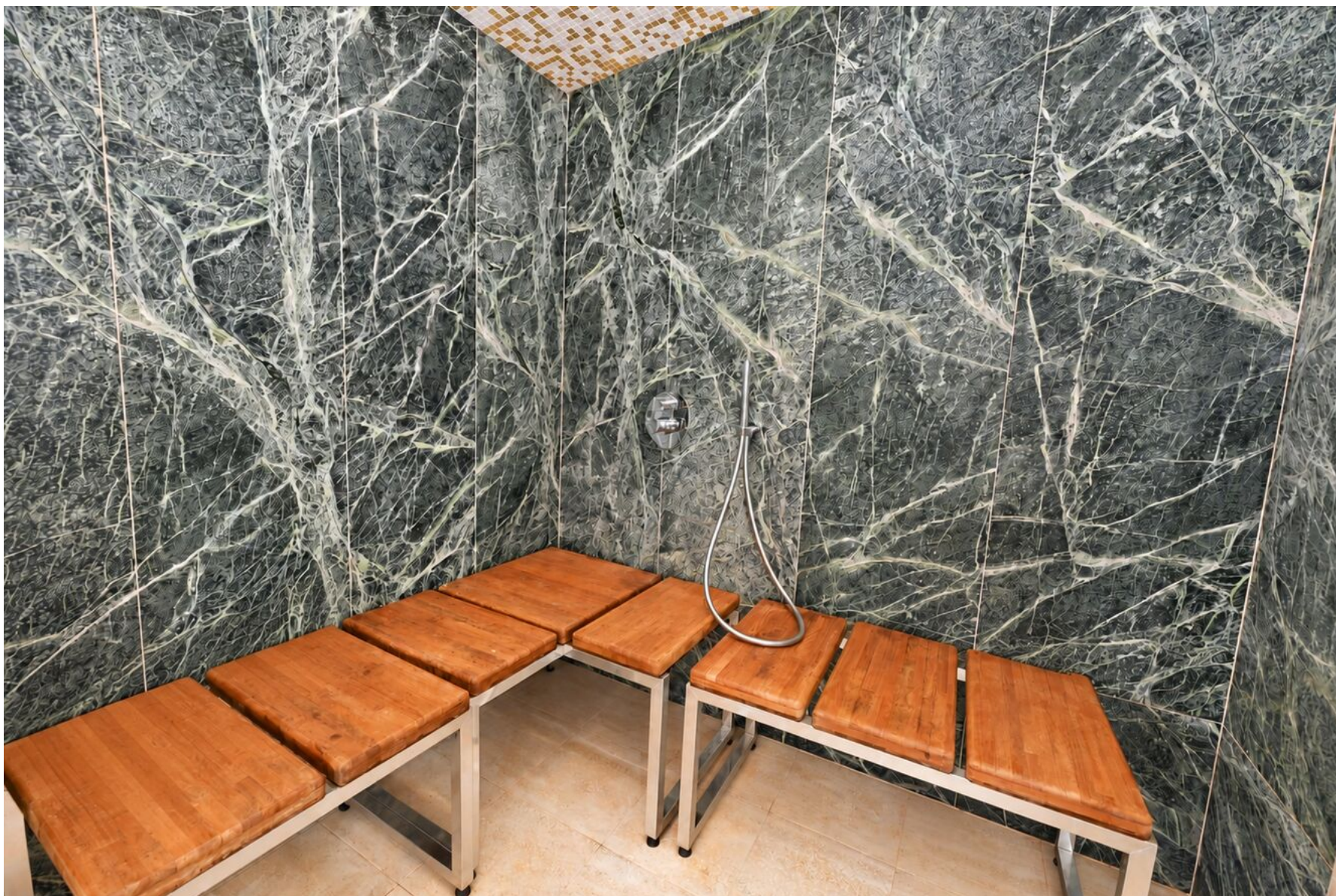
Interior view





















Exterior view



Interior view





Exterior view



Interior view









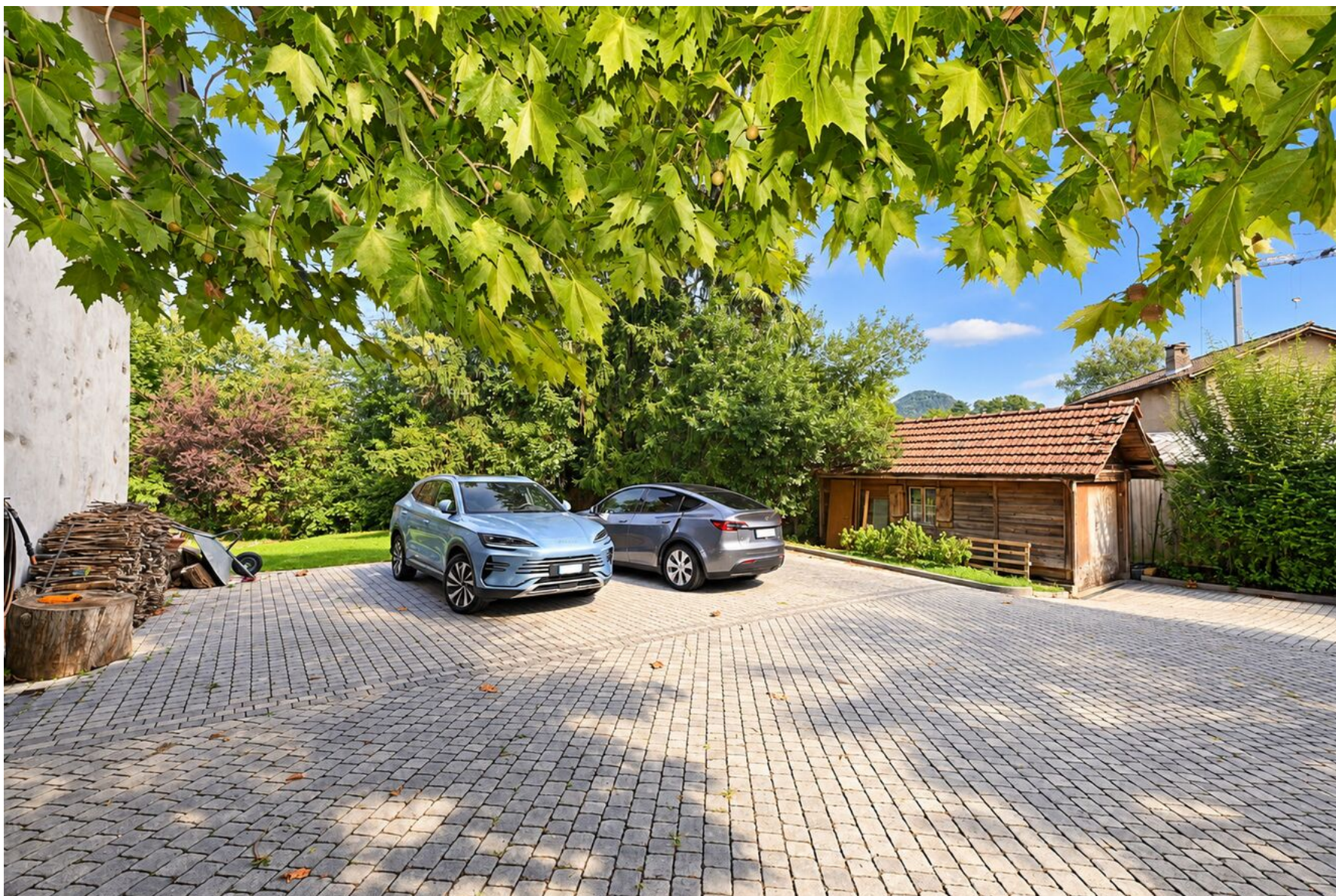






Exterior view













Contact

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Notes
