

CH-6827 Brusino Arsizio, Via a la Poncia 7

Villa: Private Dock, Unobstructed View from Morcote to Gandria

CHF 1,860,000.-

SEQUOIA CONSULTING

Property description

Located in a prime spot in Brusino Arsizio, at the edge of town as you approach from Porto Ceresio, this single-family home boasts a stunning 180° panoramic view of Lake Lugano and the surrounding mountains.

With a floor area of approximately 170 m^2 and 5.5 rooms, the home is situated above street level and is accessible via a private, well-maintained, and well-lit staircase. The property includes a terrace and a garden, as well as a pleasant lakeside relaxation area equipped with a pergola, a table, and stone benches.

Across the street from the staircase are **the private dock and the garage with an electric overhead door.**

At the foot of the staircase, there are also **3 outdoor parking spaces**.

The ground floor features the living room, a kitchen-diner, two bedrooms, and a study. The basement houses a utility room and a storage room.

Built in 1956, the house has undergone several renovations over the years. It is equipped with a **Securiton alarm system** and electric roller shutters.

Areas:
- house and outdoor spaces: 1,363 m^2
- wooded area: 1,865 m^2
- pergola/terrace: 12 m^2
- garage/boat house: 11 m^2

The property can also be purchased as a second home.

A special property for those who wish to experience Lake Lugano from a privileged vantage point: unobstructed views, inviting outdoor spaces, and a private boat dock combine with the authentic charm of Brusino Arsizio, allowing you to enjoy the lake in every season

Non contractual document: 04.11.2026

Characteristics

Availability	**To agree**
Type	**Villa**
Reference	**3715**
Rooms	**5.5**
Bedrooms	**3**

Bathroom	**1**
Year of construction	**1956**
Living area	**170 m²**
Ground surface	**3,251 m²**

Object Price	**CHF 1,860,000.-**

Number of parkings

1x Interior

3x Exterior

Non contractual document: 04.11.2026

Picture(s)





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Exterior view



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Interior view



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Exterior view



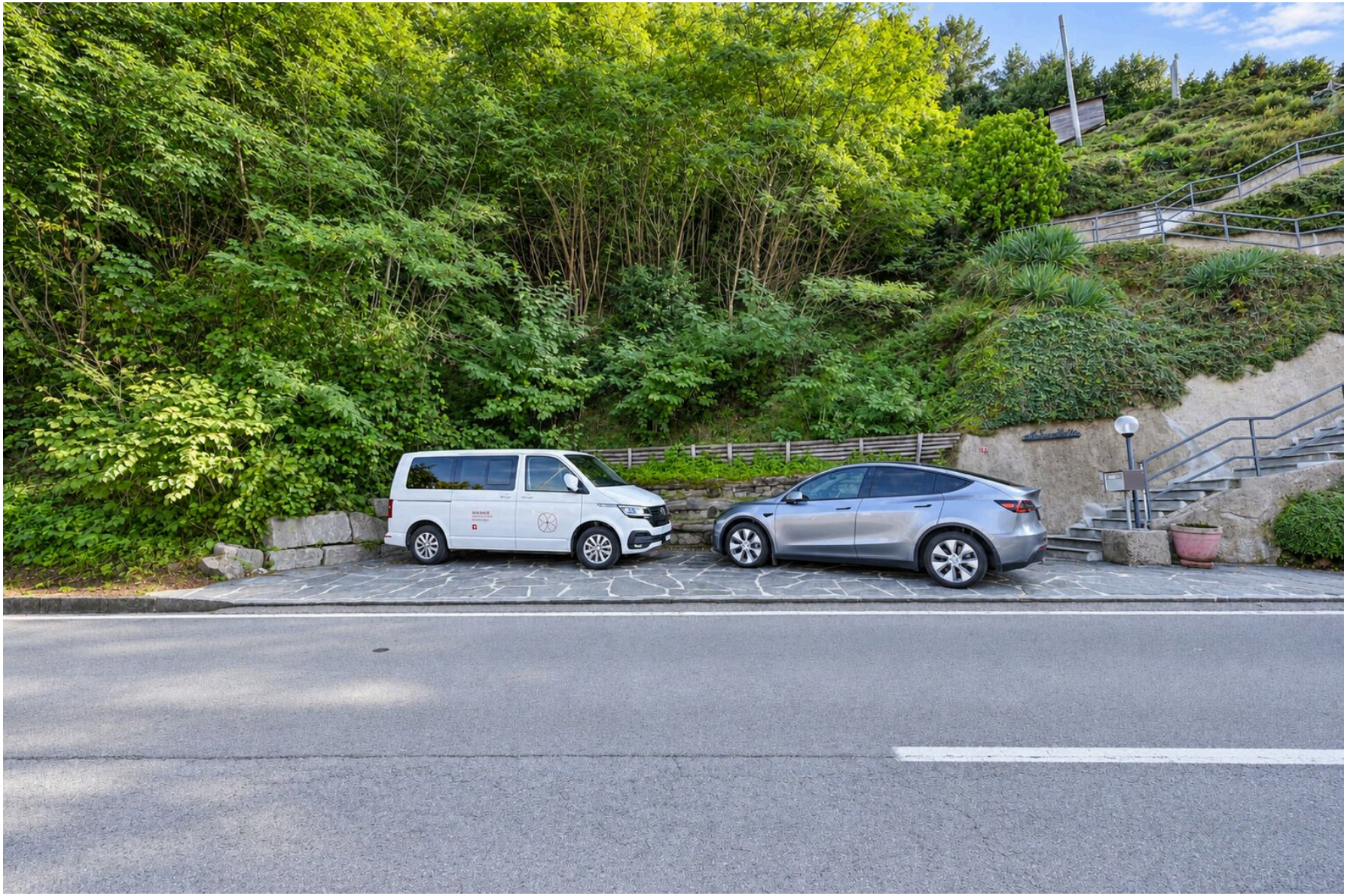
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Contact

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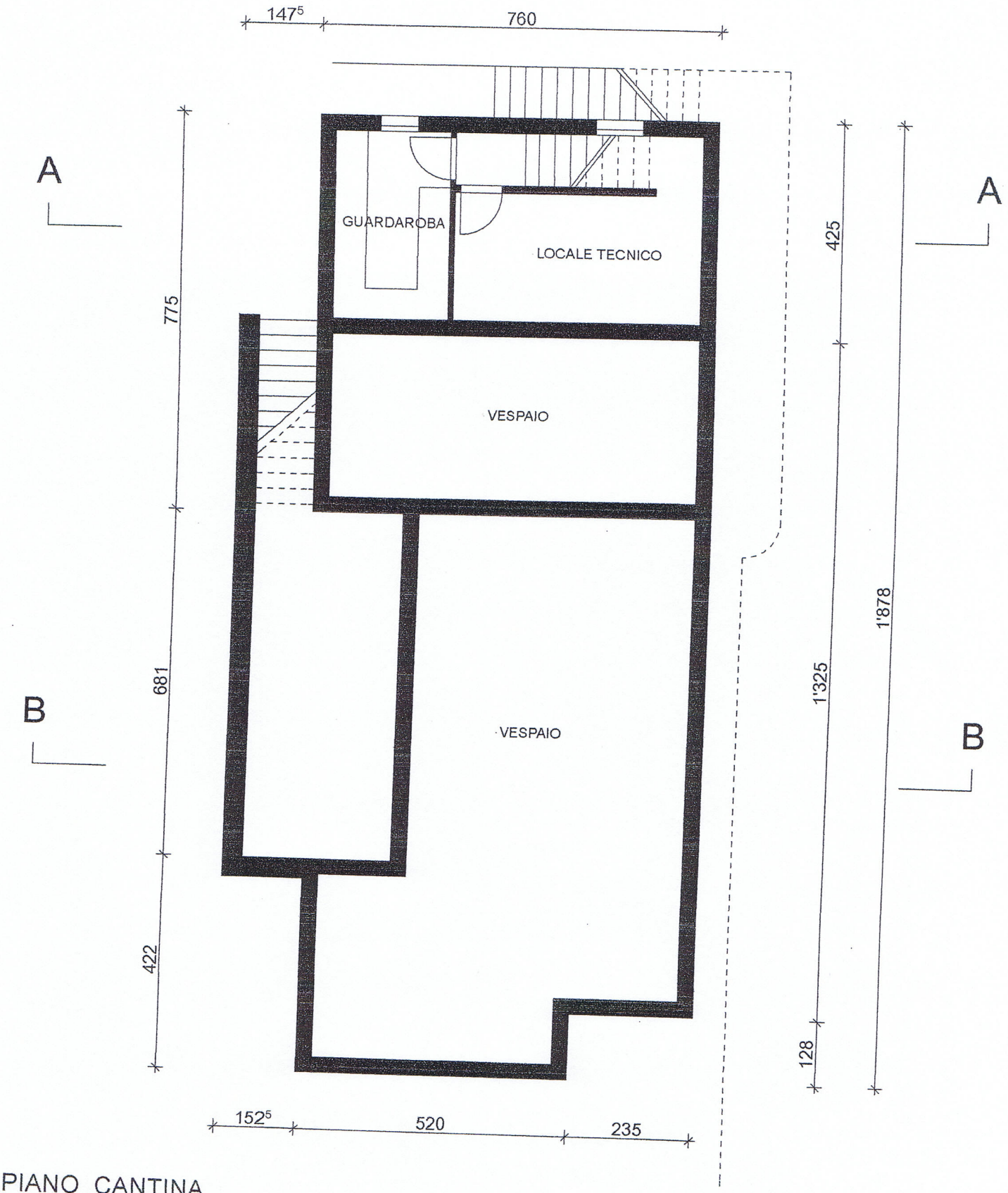
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Notes

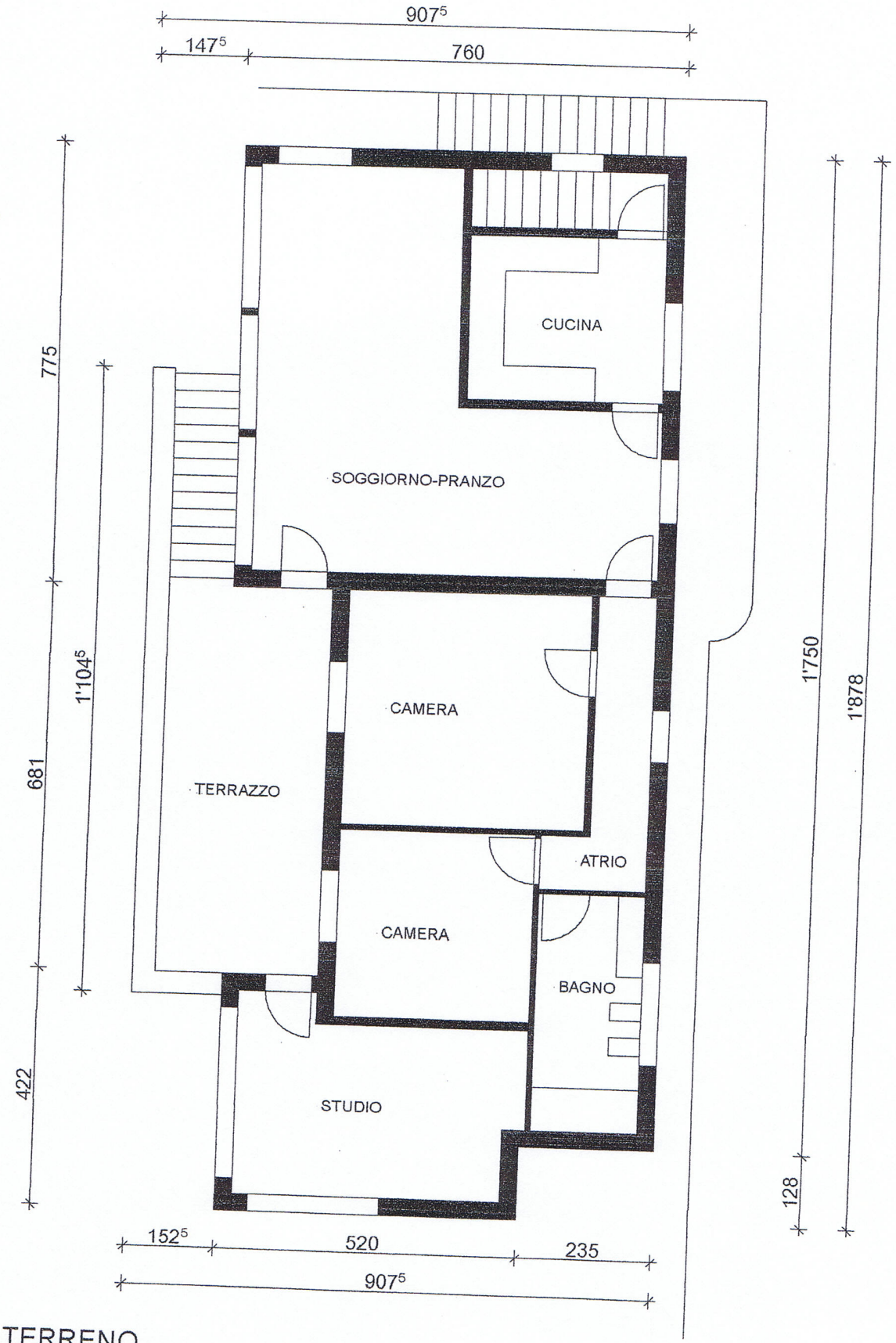
CASA UNIFAMILIARE E DARSENA AL MAPP. NO 34/40/41 A BRUSINO ARSIZIO
PROPRIETÀ SIG. GIORGIO RAIMONDI - BRUSINO ARSIZIO



PIANO CANTINA

SCALA 1 : 100

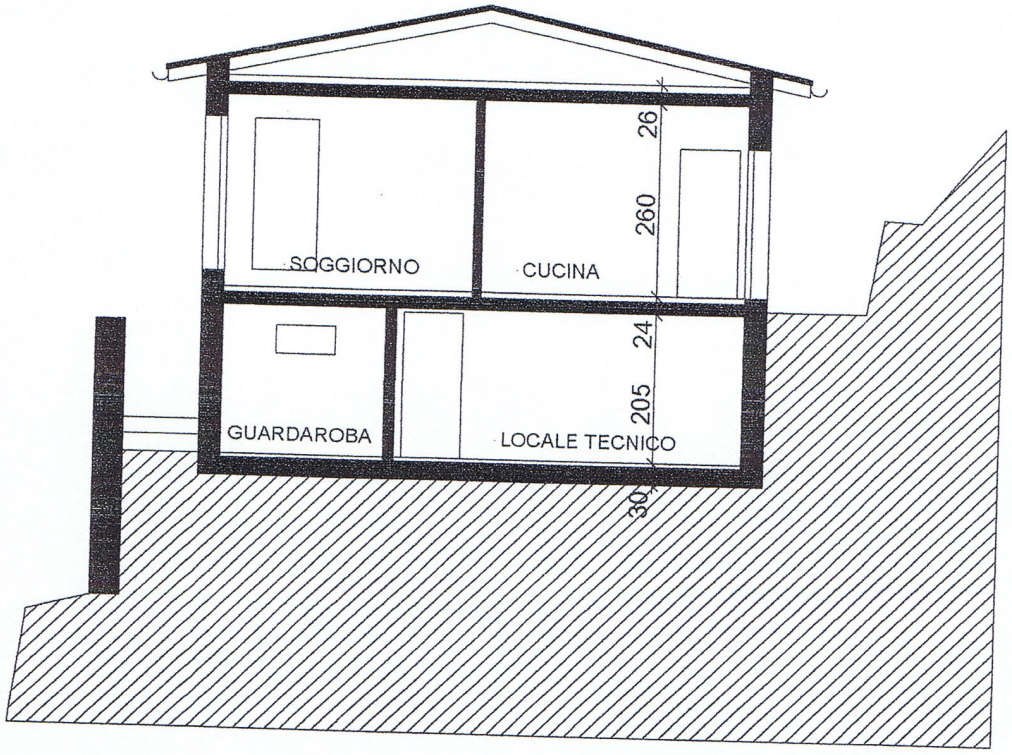
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PIANO TERRENO

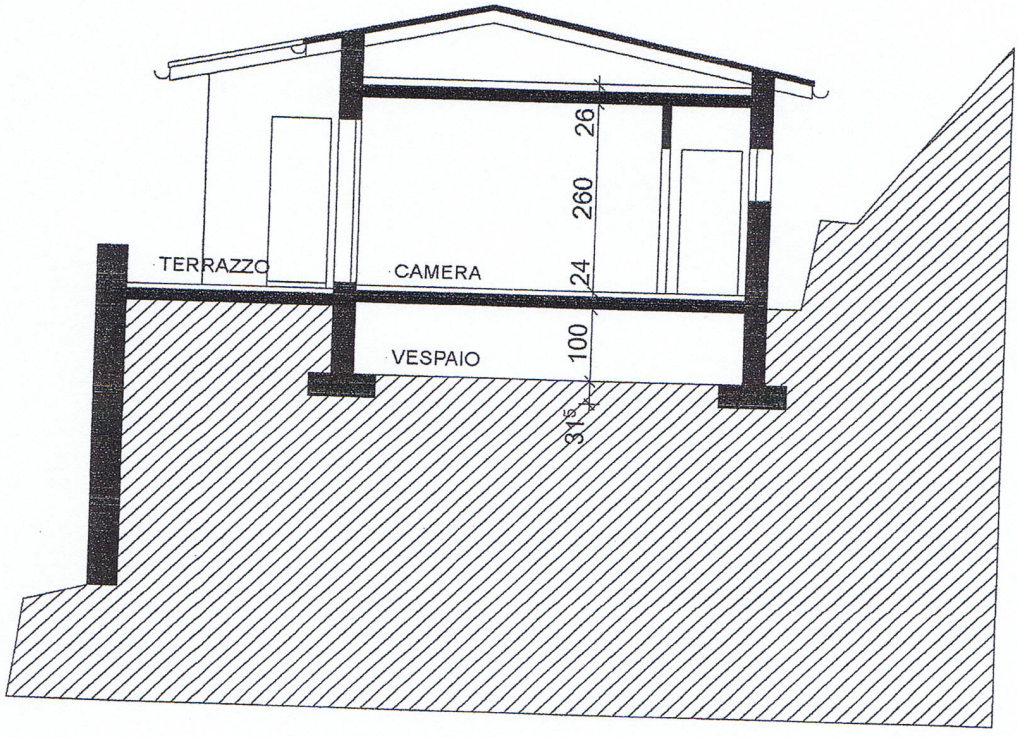
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SEZIONE A-A

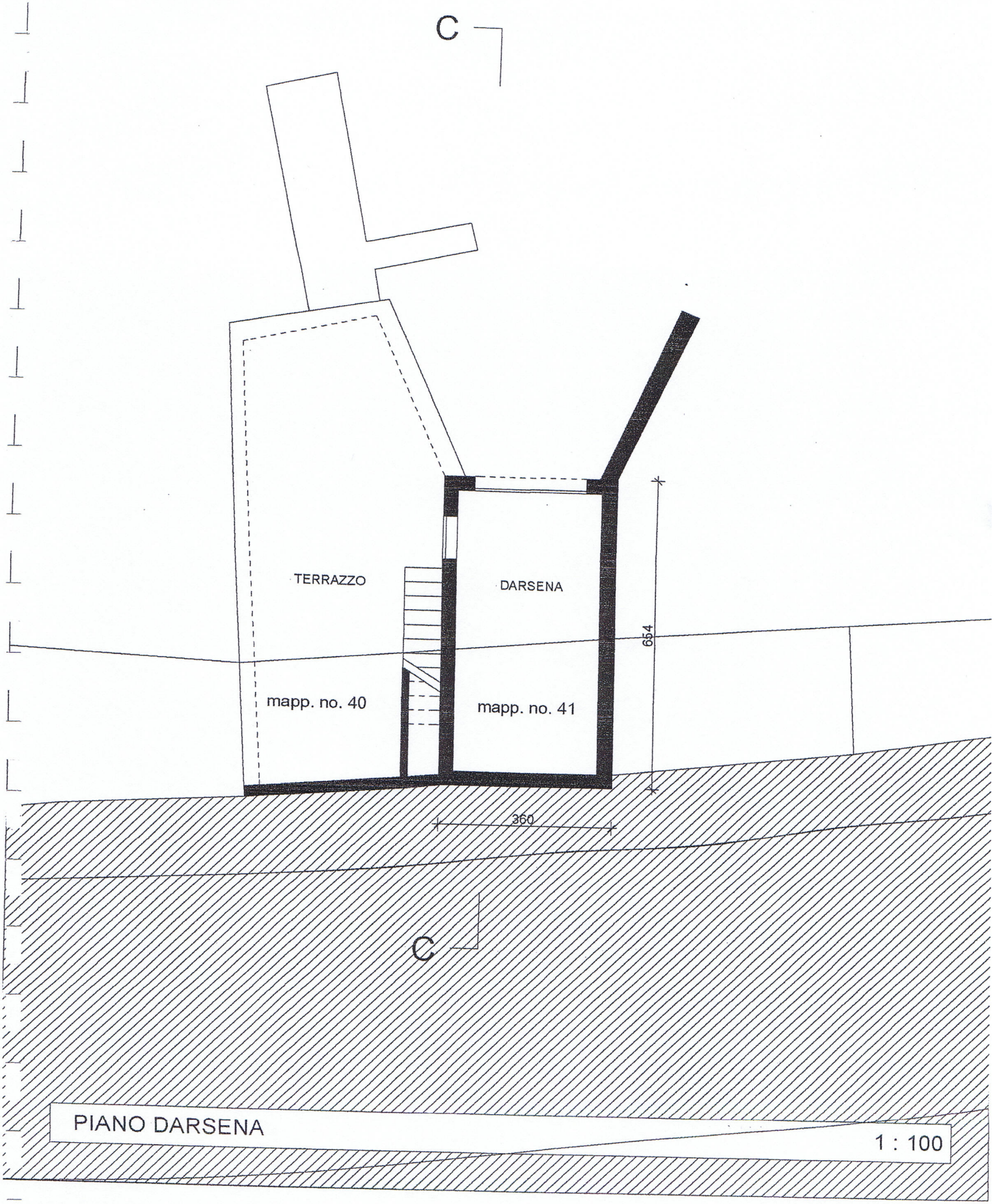
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SEZIONE B-B

SCALA 1 : 100

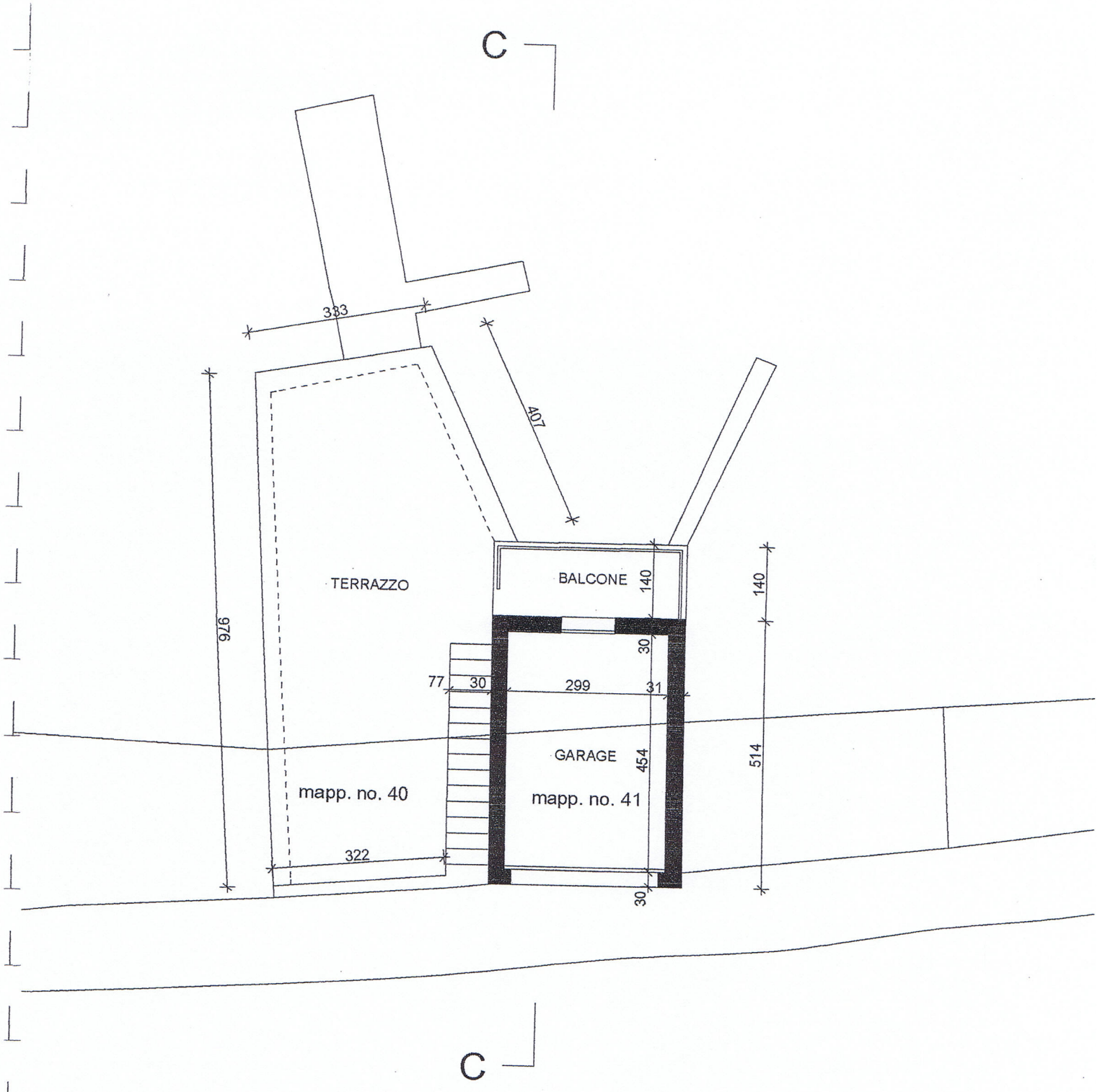
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PIANO DARSENA

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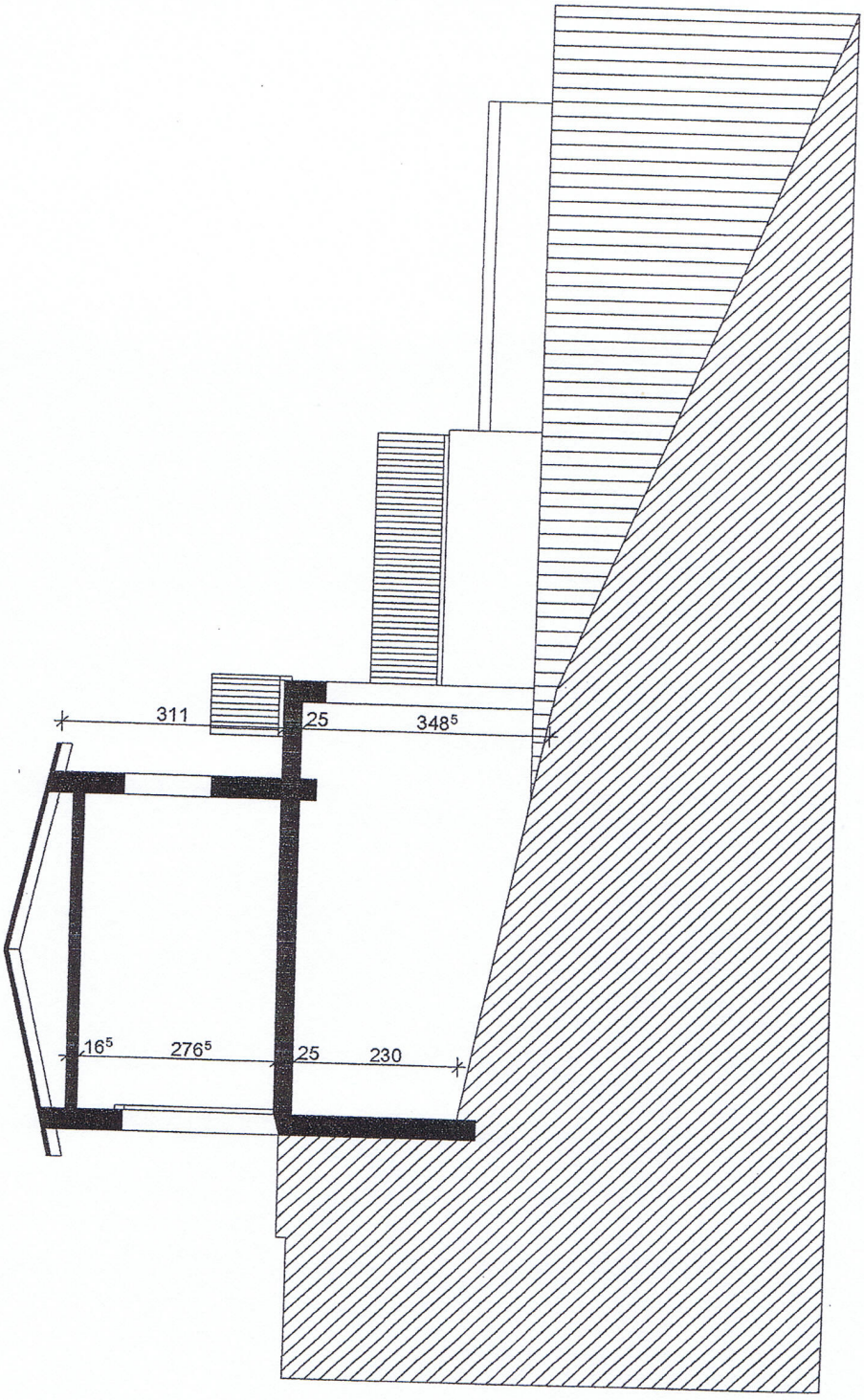
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PIANO GARAGE

1 : 100

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SEZIONE C - C

1 : 100