



FOR SALE

CH-6936 Cademario, Via Quadrella 59

Elegant, charming villa with a garden and potential for a pool

CHF 2,450,000.-

SEQUOIA  
CONSULTING

# Property description

In Cademario, in a beautiful, quiet, and sunny location surrounded by greenery and just a short walk from all major amenities, we are offering for sale an elegant detached villa that was tastefully renovated in 2011, ideal for those seeking comfort, privacy, and spacious living areas.

The home spans two levels plus a basement and offers approximately 430 square meters of total living space, featuring spacious and bright rooms, making it a perfect solution for both a large family and as a two-family home.

The interior includes **4 bedrooms and 4 bathrooms**, a cozy living room and an elegant dining area enhanced by a **double-sided fireplace**, a second living room, a spacious open-concept kitchen with a pantry, and a second kitchen on the garden level.

Outside, the villa is surrounded by a **magnificent flat garden** of approximately 1,000 square meters, perfectly maintained and equipped with an automatic irrigation system, ideal for relaxing outdoors and offering the **possibility of building a swimming pool**. Several terraces, both covered and uncovered, allow you to fully enjoy the outdoor spaces in every season.

The property is completed by a laundry room, a cellar, a **heated two-car garage**, and a large **outdoor**

**parking area with an additional 3–4 parking spaces.**

The location is particularly strategic: kindergartens and elementary schools are about 1 km away, secondary schools are easily accessible in Bioggio, the renowned Kurhaus Cademario Spa is only 400 meters away, and the bus stop is 500 meters away.

A property in excellent condition, ready to move into, situated in an exclusive residential setting and surrounded by nature

# Characteristics

Availability	<b>To agree</b>	Total number of floors	<b>2</b>
Type	<b>Villa</b>	Heating type	<b>Fuel oil</b>
Reference	<b>5391</b>	Heating installation	<b>Radiator</b>
Rooms	<b>7.5</b>	Living area	<b>430 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Ground surface	<b>1,350 m<sup>2</sup></b>
Bathrooms	<b>4</b>	Garden surface	<b>1,000 m<sup>2</sup></b>

Object Price **CHF 2,450,000.-**

## Number of parkings

2x Interior

4x Exterior

# Picture(s)





# Exterior view





# Interior view













# Exterior view





# Interior view

















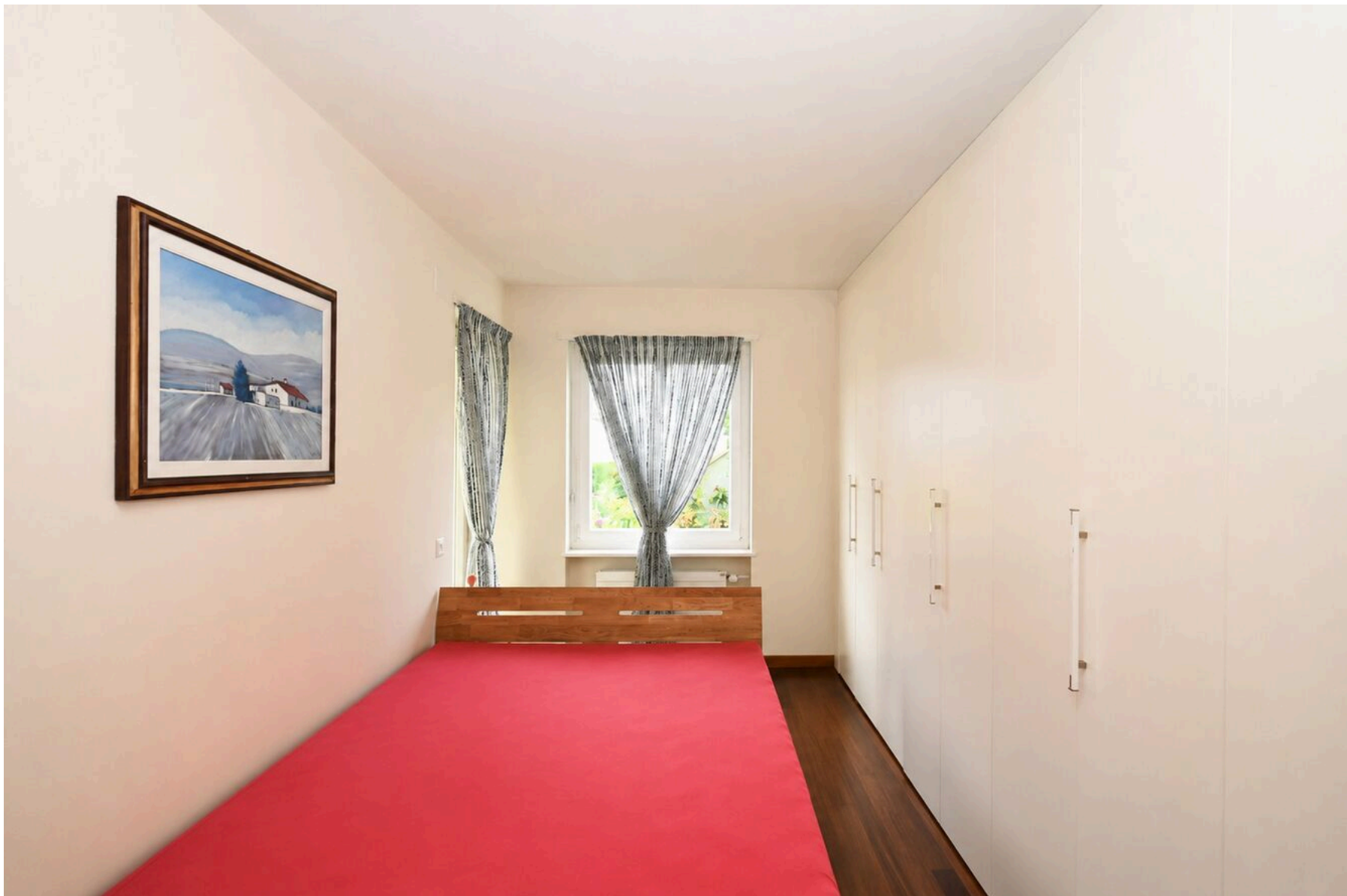






















# Exterior view











# Contact

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## Your consultant

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# Notes

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