



FOR SALE

CH-6911 Campione d'Italia, Via Totone 40

Villa with 2 Independent Apartments and Stunning 180° Lake View

Price upon request

SEQUOIA
CONSULTING

Property description

On the hill of Campione d'Italia, in a quiet and panoramic residential area about 12 km from Lugano, we offer for sale a villa with a splendid 180° view of the lake and the surrounding mountains.

The property is located on a plot of about 1,400 m² and is spread over 2 levels, for a total living area of about 190 m².

The villa is divided into 2 independent living units, each with its own entrance. Each apartment includes 2 bedrooms, 2 bathrooms, a kitchen, a cozy living room with fireplace and a panoramic terrace ideal for relaxing while admiring the landscape.

A practical elevator connects the parking area directly to the house, ensuring maximum convenience.

Outside, the garden surrounds the house, offering privacy and green spaces.

The heating system was renovated in 2020.

The property also includes 3 private outdoor parking spaces.

Characteristics

Availability	To agree	Heating type	Fuel oil	Object Price	Price upon request
Type	Villa	Heating installation	Floor	Number of parkings	
Reference	4599	Living area	190 m²	3x Total (incl.)	
Rooms	7	Ground surface	1,400 m²		
Bedrooms	4	Parking spaces	3		
Bathrooms	4				

Exterior view













Interior view



































Exterior view



Contact

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Notes
