



IT-6911 Campione d'Italia, Via Totone 5

Elegant villa with Lugano Lake View for sale in Campione d'Italia

CHF 3,600,000.-

SEQUOIA
CONSULTING

Property description

Conveniently located on the slope in a prestigious enclave of Campione d'Italia with a scenic view of the lake, the city of Lugano and the mountains, we offer for sale this beautiful 3 levels villa of ca. 370 m2 on a plot of ca. 1'114 m2.

LOCATION DESCRIPTION:

The property is located in Campione d'Italia, a famous enclave in Europe, just 20 km from the Italian border and 15 min drive by car from the city of Lugano (Ticino region, southern Switzerland).

The closest airports: Lugano-Agno (20 minutes drive) and Milano-Malpensa (1 hour drive). Two famous tourist destinations: a prestigious ski resorts of St. Moritz and picturesque beaches of Porto-Fino are just in a 2 hours 30 minutes drive from Campione.

DESCRIPTION OF THE HOUSE:

Garden level:

Garage for 2 cars, big entrance, office, storage room, laundry room, room with a big safe, library room, guest room, bathroom, covered terrace, heating room.

First floor:

Main entrance, corridor, guest bathroom in rose marble from Portugal, living room, TV living room, dining room, kitchen, big terrace (17,50m X 6,40m)

with lava stones part of it covered and closed with chimney.

Second floor:

1 corridor leading to 1 bedroom with bathroom in rose marble from Portugal and jacuzzi, 1 small bedroom, 1 big master bedroom, 1 big dressing room, 1 big bathroom in green marble with jacuzzi for 2 people.

Part of the attic is covered with wood (sauna style), garden, path from the main road to the garage with lava stones, outside stairs going to the 1st floor, 2 inside stairs, floor in white marble from Carrare, wrought irons, walls with Stucco Fiorentino.

The whole house has been completely renovated: floors, electricity, heating system, hydraulic system, doors, windows, terrace, roof, wrought irons etc...

The villa can be sold fully furnished and ready to move-in.

Characteristics

Availability	To agree	Bathrooms	4
Type	Villa	Living area	352 m²
Reference	7686	Ground surface	1,114 m²
Rooms	8	Total surface	370 m²
Bedrooms	4	Parking spaces	2

Object Price	CHF 3,600,000.-
Number of parkings	
Total	2x

Exterior view









Interior view



































Exterior view



Interior view



Exterior view



Contact

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Notes
