



FOR SALE

CH-6987 Caslano, Via alla Valle 16

Villa with Garden, Dependence and Large Building Potential

CHF 2,650,000.-

SEQUOIA
CONSULTING

Property description

Located in the picturesque setting of Caslano, in a quiet residential area surrounded by greenery at the foot of a hill, this villa enjoys a privileged position that affords enchanting views of the natural landscape and surrounding mountains. The lush, carefully tended flat garden offers a private and relaxing setting with excellent privacy, while being within easy reach of Lake Lugano and all major amenities.

The property includes:

- Main dwelling is developed on a single living level of about 200 m², to which an additional 100 m² are added on the lower floor, with windowed and heated rooms.
- The land, about 1,900 m², is flat, lush and finely landscaped; the perimeter hedges and secluded location provide excellent privacy and a refined natural environment. Garden also features rose garden with more than 30 rose plants.
- A detached outbuilding of approx. 90 sqm with 2 bedrooms, 2 windowed bathrooms, loft, private garden, panoramic view and 2 outdoor parking spaces, offering ideal space for guests or multifunctional use.

HOUSE - GROUND FLOOR:

- Spacious and bright living room with connected study room.
- 2 large double bedrooms with walk-in closet, en suite bathroom and balcony.

- An additional versatile room, ideal as a bedroom, studio or multifunctional space.
- Kitchen with pantry and access to the terrace.
- 2 windowed bathrooms, a guest bathroom and a laundry room.
- The internal height of the rooms is 2.65 m.
- Vintage wooden parquet floors in the bedrooms and living room.

HOUSEHOLD - BOTTOM FLOOR:

- The lower floor, about 100 m², already equipped with heating, can be converted into an independent apartment due to the presence of bathroom, cellar with windows and shelter, utilities room.

CAR PARTS:

- Garage: 5.80 m × 4.80 m.
- 4 outdoor parking spaces.

NOTE:

- Additional building potential of about 450 m².
- Available exclusively as a primary residence

Characteristics

Availability	To agree	Bathrooms	5
Type	Villa	Number of toilets	1
Reference	9905	Living area	390 m²
Rooms	7.5	Ground surface	1,900 m²
Bedrooms	6		

Object Price **CHF 2,650,000.-**

Number of parkings

2x Interior (incl.)

4x Exterior (incl.)

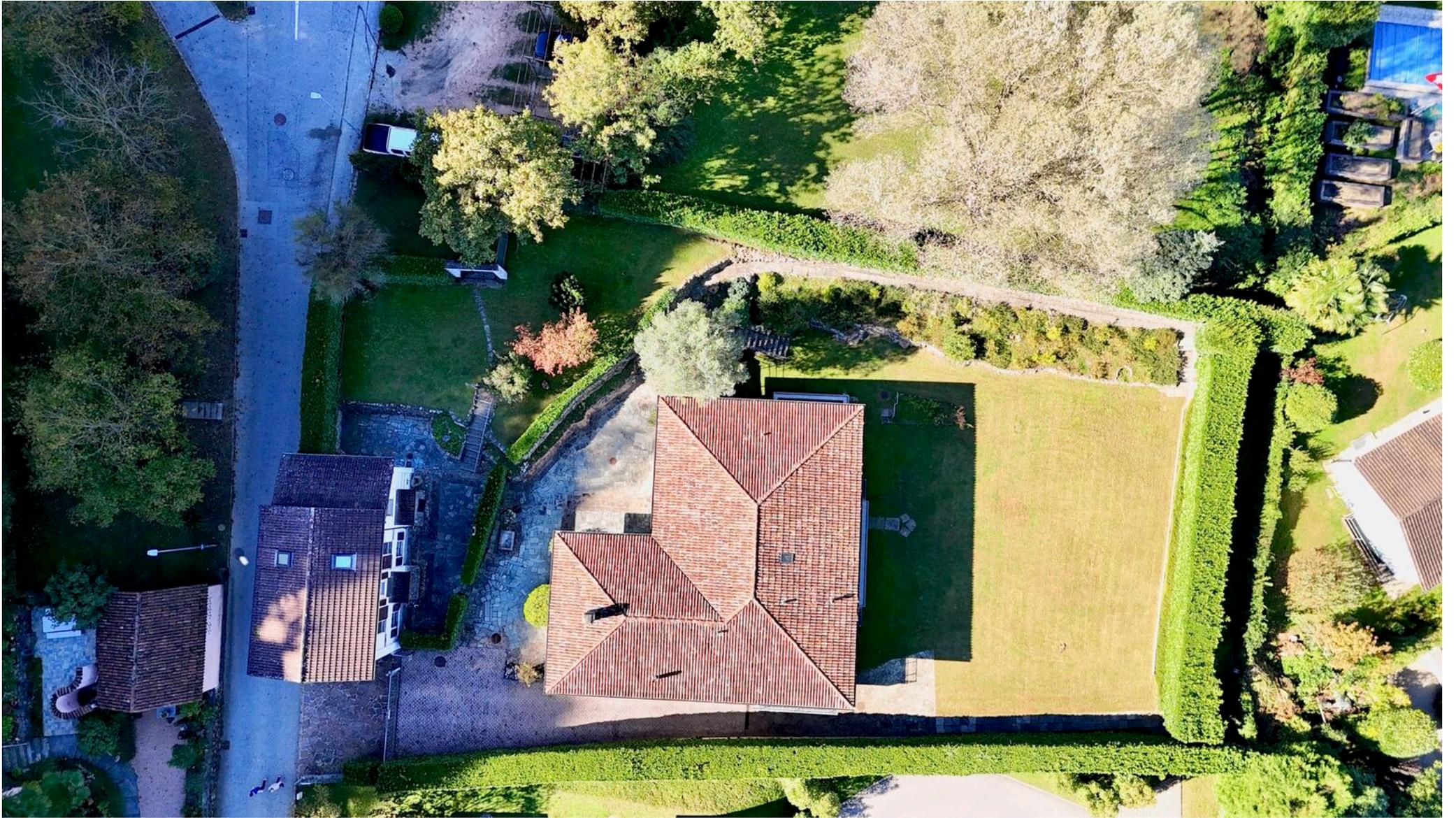
Exterior view





Plan





Interior view



































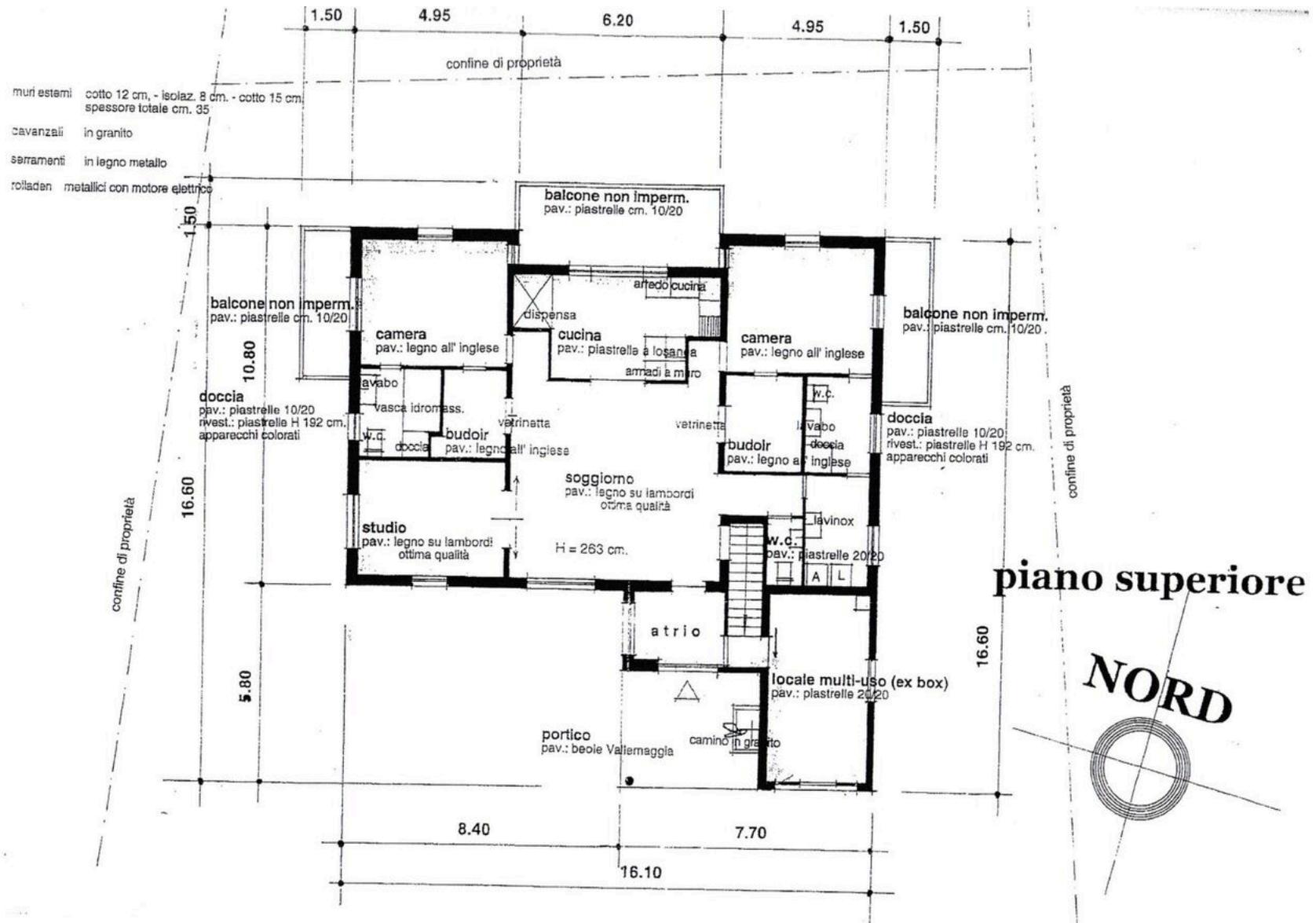


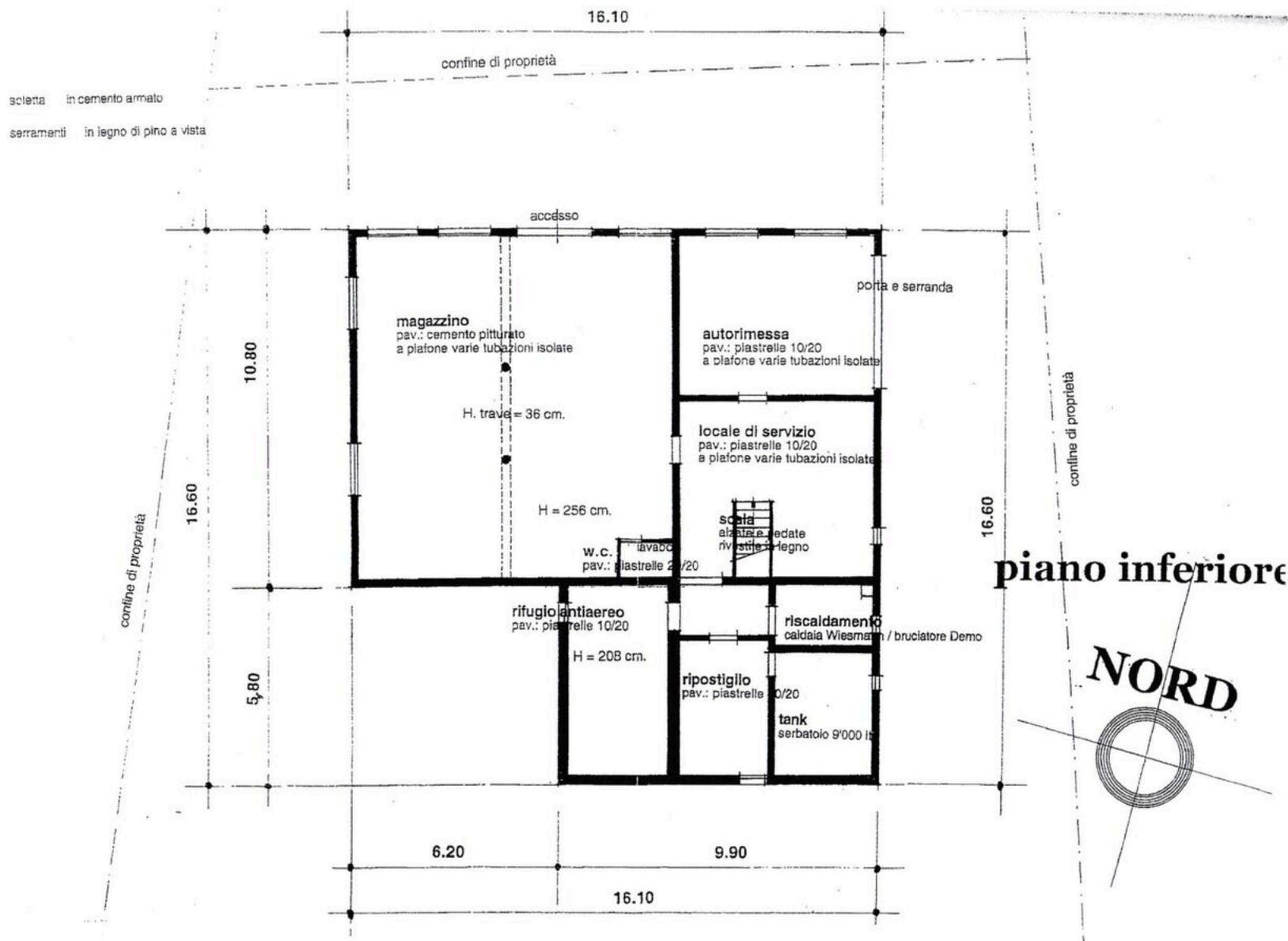






Plan





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Notes
