

FOR SALE

CH-6949 Comano, Via Nasora 21

Villa with Garden in Comano – Comfort and Nature at Your
Fingertips
CHF 1,950,000.-

SEQUOIA
CONSULTING

Property description

In the sought-after and quiet municipality of Comano, immersed in an elegant residential context rich in greenery and perfectly connected to the main services, just 6 km from the center of Lugano, we propose this refined 6.5-room villa. The property enjoys a privileged location, away from traffic and city noise, ensuring privacy, quietness and quality of life.

Subject of a major complete renovation in 2025, with an investment of CHF 430,000, the house has been enhanced with technical solutions and high-level finishes, with particular attention to energy efficiency, living comfort and safety.

Technical and energy features:

- High-efficiency thermopump with extremely low running costs
- Photovoltaic system
- Coil heating on the upper floor
- Fully insulated roof slab
- Certified asbestos disposal
- Triple-glazed windows and doors
- Air conditioning
- Home automation system programmable by smartphone
- Control unit for electric car charging
- Alarm system

Equipment and finishes:

- Lube kitchen with Elektrolux appliances

- Bathrooms signed Mario Rampa
- Glass railings on balconies
- Fire door in the garage
- Mosquito nets on all windows

The villa is surrounded by a well-kept garden and is on 2 levels, offering well-distributed spaces and great brightness:

GROUND FLOOR:

- 2 bedrooms;
- 1 bathroom with shower;
- Direct access to the terrace and garden, ideal for relaxing moments outdoors;
- Laundry, cellar and technical rooms;
- Garage for 2 cars.

FIRST FLOOR:

- Entrance hall leading to a bright living room with fireplace and dining area, perfect for entertaining;
- Large terrace with partial views of the lake and surrounding greenery;
- Eat-in kitchen;
- 3 bedrooms;
- 2 bathrooms with showers.

The property is completed by 3 outdoor parking spaces.

This villa is the ideal solution for those who want to

live in a private environment surrounded by nature, without sacrificing proximity to the city and its services, with the added value of a modern, efficient and ready to live in

Characteristics

Availability	To agree	Latest renovations	2025
Type	Villa	Heating types	Heat pump, Solar
Reference	1245	Heating installation	Floor
Rooms	6.5	Living area	300 m²
Bedrooms	5	Ground surface	666 m²
Bathrooms	3	Parking spaces	5
Year of construction	1974		

Object Price **CHF 1,950,000.-**

Number of parkings

5x Total

Exterior view



Picture(s)



Exterior view











Interior view















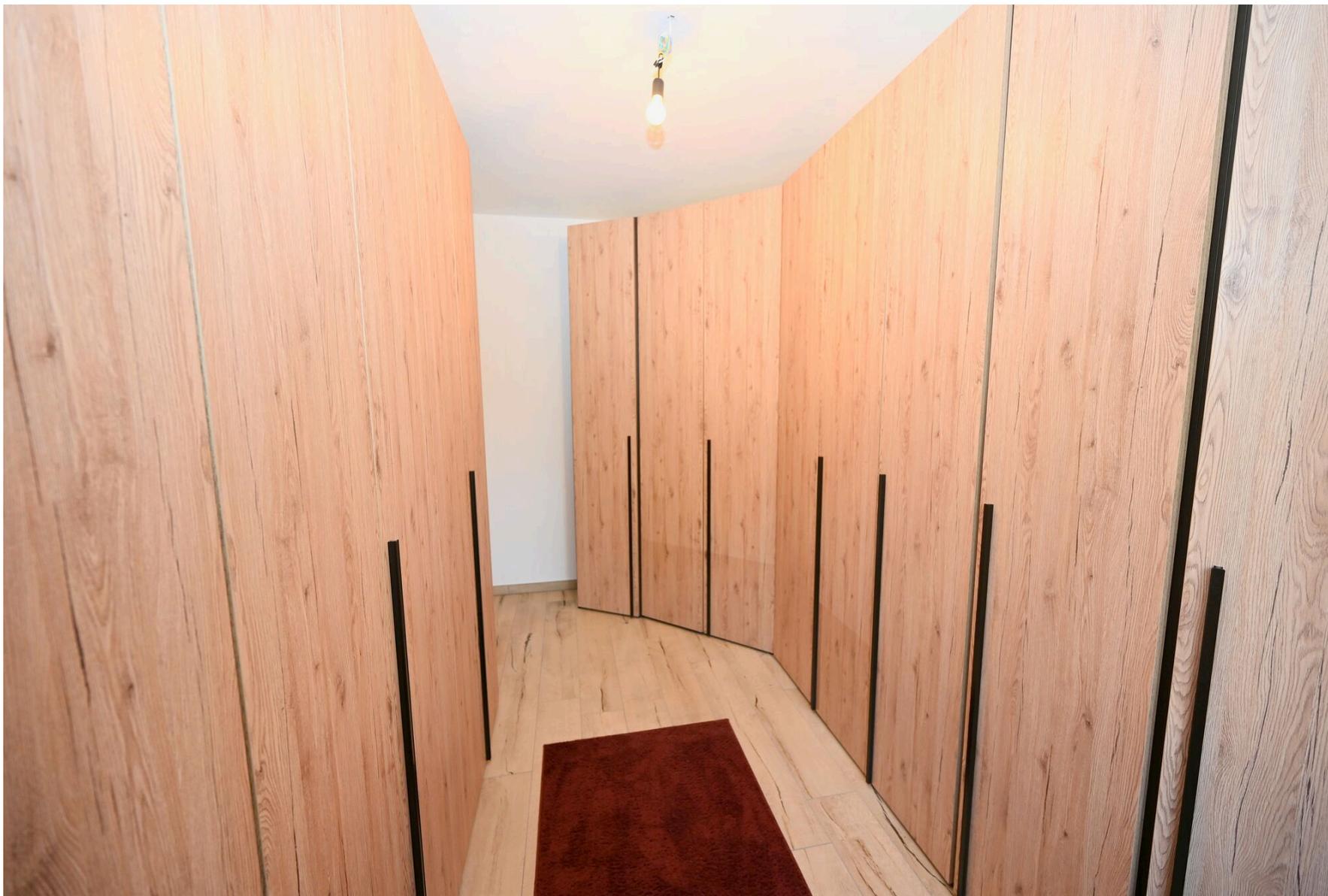




















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Notes
