



FOR SALE

CH-6925 Gentilino, Via al Cottorado 4

Vacation Home: Garden, Elegance & Tranquility Near Lugano

CHF 1,790,000.-

SEQUOIA
CONSULTING

Property description

Located in a pleasant and quiet residential area of Gentilino, in the prestigious municipality of Collina d'Oro, this detached villa with a garden offers spacious rooms, inviting architecture, and an excellent quality of living.

The location, particularly prized for its proximity to schools, amenities, and public transportation, makes the property ideal for a family seeking privacy and comfort, without sacrificing the convenience of reaching Lugano in just a few minutes.

Bright rooms and well-distributed spaces:

From the main entrance, located at street level, a short flight of stairs leads to the raised living area, consisting of:

- A spacious living room with a fireplace clad in fine Leventina granite;
- An elegant separate dining area, enhanced by natural light from a skylight;
- A spacious open-concept kitchen, also illuminated by a skylight, with direct access to the outdoor areas.

The kitchen opens onto a cozy porch equipped with a fireplace and grill—ideal for outdoor lunches and dinners—and onto the well-maintained garden surrounding the property, offering a pleasant green space for relaxation and socializing.

Sleeping Area and Additional Rooms:

From the living room, a few steps lead to the upper level, dedicated to the sleeping area, which features two spacious bedrooms, a study that can easily be converted into a third bedroom, and a bathroom.

On the entry level, there is an additional spacious bedroom, accompanied by a second bathroom—a particularly versatile solution for guests, family members, or those seeking greater independence.

The basement completes the property with a hobby room and a laundry room, both insulated and heated, as well as a storage area that can be used as a wine cellar and utility rooms.

High-quality materials and modern amenities:

Built in 1984, the villa has been expanded over the years and meticulously maintained, benefiting from regular maintenance and modernization work.

The interiors retain a warm and refined atmosphere, thanks to architectural elements and high-quality finishes, including:

- Florentine terracotta floors;
- Ceilings with exposed wooden beams in the bedrooms;
- Aluminum/PVC windows and shutters with triple-

pane glass;

- Air conditioning system;
- Solar panels;
- Automatic garden irrigation system and robotic lawn mower;
- Oil-fired heating system with radiator distribution.

In 2019, major renovations were carried out, including the replacement of windows and doors, improved thermal insulation of the attic, and a complete overhaul of the electrical system. The bathrooms, plumbing, and boiler had already been renovated previously.

Convenient parking:

The property features a closed garage and a covered parking space, as well as a large outdoor area that comfortably accommodates at least four additional cars.

A property with authentic character, ideal for those seeking a detached villa with a garden, versatile spaces, and numerous amenities, in one of the most sought-after residential areas in the Lugano region

Characteristics

Availability	To agree	Year of construction	1984
Type	Villa	Latest renovations	2019
Reference	9111	Living area	160 m²
Sale to persons abroad authorized	Yes	Ground surface	582 m²
Rooms	5.5	Garden surface	250 m²
Bedrooms	4	Terrace surface	12 m²
Bathrooms	2	Parking spaces	6

Object Price	CHF 1,790,000.-
Number of parkings	
6x Total	

Exterior view







Interior view



















Contact

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Notes
