



FOR SALE

CH-6987 Caslano, Sentiero ai Grotti 6

Elegant Historic Villa with View of Lake Lugano

CHF 2,600,000.-

SEQUOIA  
CONSULTING



# Property description

Located in the picturesque town of Caslano, in a quiet and verdant residential area at the foot of a hill, this refined historic villa enjoys a privileged position with a splendid open view of Lake Lugano and the majestic surrounding mountains. The exclusive atmosphere and the total absence of passing traffic guarantee an oasis of serenity, surrounded by greenery and in direct contact with nature.

Caslano is just minutes from Ponte Tresa and only a 10-minute drive from Lugano, offering the perfect balance of privacy, nature and convenience.

## Outdoor Spaces and Access.

The property boasts a large manicured garden, featuring relaxation areas, stone paths and a cozy paved area equipped with table and chairs, ideal for outdoor dining with lake views. The strategic location also provides convenient access to the lake via a picturesque scenic road that runs along its shore.

Access to the villa is provided by a municipal road with transit limited exclusively to the owner of the plot, thus ensuring maximum tranquility and privacy.

## Features of the Building.

Built around 1880, the villa has retained its period charm thanks to skillful renovations carried out in 1960-64, 1996, and 2022, which have improved its comfort without altering its historical elegance. The

following renovations were recently carried out:

- Installation of a new electrical panel and new fixtures
- Natural wood windows with insulating glass
- Electric heating with accumulators and direct devices
- Wood stove

The villa is divided into two duplex apartments.

## Apartment 1:

### GROUND FLOOR:

- Entrance hall, 2 bedrooms, one of which with caminetto, Bathroom with shower, Kitchenette, Wine cellar, Technical room, Winter garden with large windows overlooking the lake and wood oven.

### FIRST FLOOR:

- Bright living room with lake view and wood stove, Separate kitchen, 2 bedrooms, Bathroom with shower and washing machine.

## Apartment 2.

### SECOND FLOOR:

- Large living room with dining area and lake view, Open kitchen, 2 bedrooms (one with lake view), Bathroom with shower.

### MANSARD with lower ceilings:

- Bedroom with striking arched window and lake view, Bathroom with a velux and shower, Storage room.

## Pertinences and Comfort.

- Tool shed (17 m<sup>2</sup>)
- Uncovered parking for 2-3 cars
- Radiator heating system with heat pump

## Building Potential.

The property has ample building capacity, with the possibility of expanding the living area by 276 m<sup>2</sup> on one floor or 391.2 m<sup>2</sup> on two floors.

Furthermore, it is possible to rent 1-2 boat moorings (with a boat), making this villa the perfect solution for lovers of boating and lakeside living.

This exclusive residence represents a rare opportunity for those who wish to live surrounded by nature without sacrificing the charm of a historic home and modern comfort. The combination of elegance, tranquility and breathtaking views makes it a perfect retreat for those seeking a unique and prestigious home.

# Characteristics

Availability	<b>Immediate</b>	Year of construction	<b>1880</b>
Type	<b>Villa</b>	Latest renovations	<b>2022</b>
Reference	<b>4019</b>	Total number of floors	<b>4</b>
Second home	<b>Authorized</b>	Living area	<b>271 m<sup>2</sup></b>
Rooms	<b>10</b>	Ground surface	<b>1,628 m<sup>2</sup></b>
Bedrooms	<b>7</b>	Volume	<b>1,015 m<sup>3</sup></b>
Bathrooms	<b>4</b>	Parking spaces	<b>3</b>

Object Price	<b>CHF 2,600,000.-</b>
<b>Number of parkings</b>	
Total	<b>3x</b>

# Conveniences

## Neighbourhood

> Mountains

> Lake

## Outside conveniences

> Garden

## Inside conveniences

> Fireplace

## View

> Lake

> Mountains



# Exterior view









# Picture(s)





# Exterior view





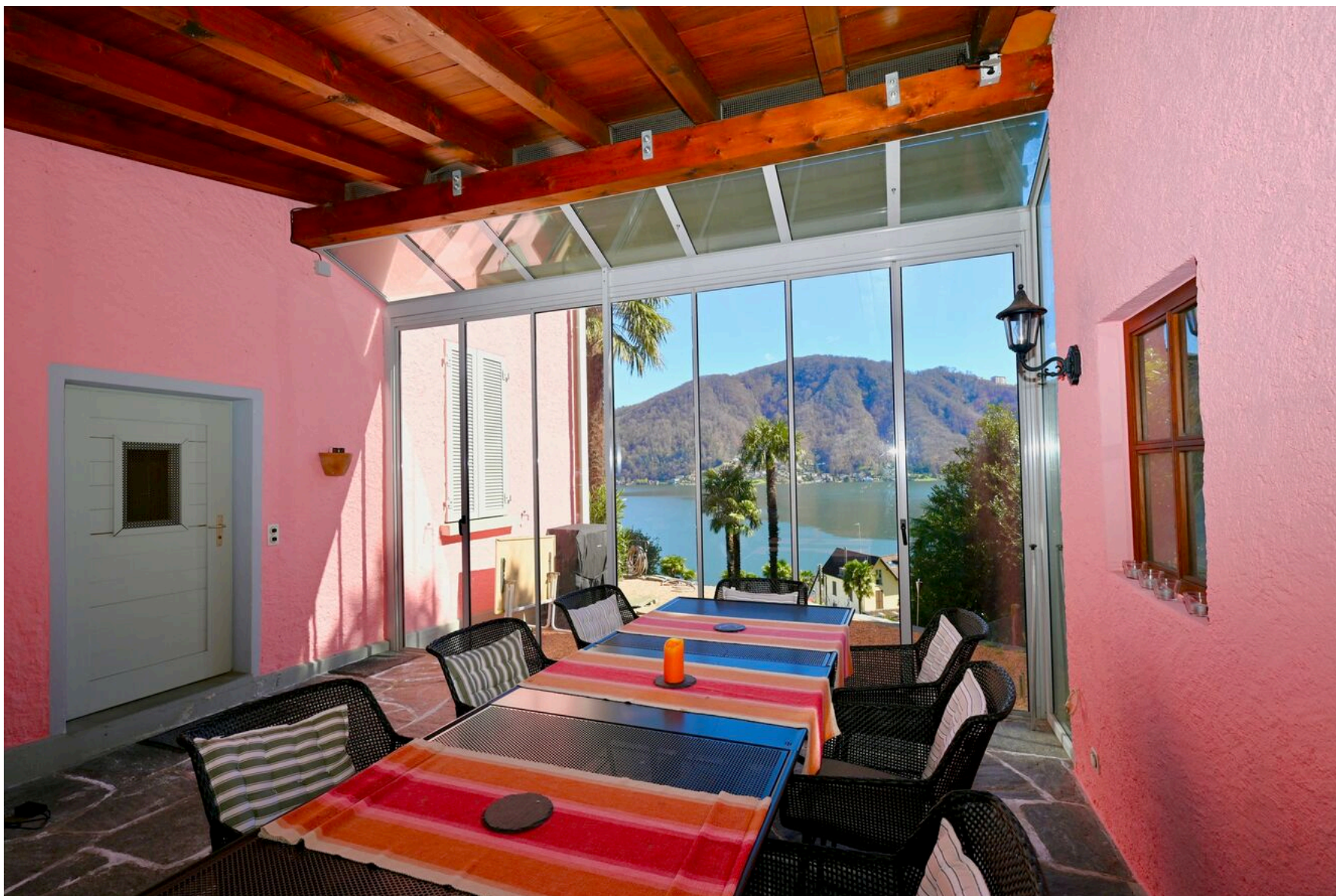




# Interior view





































































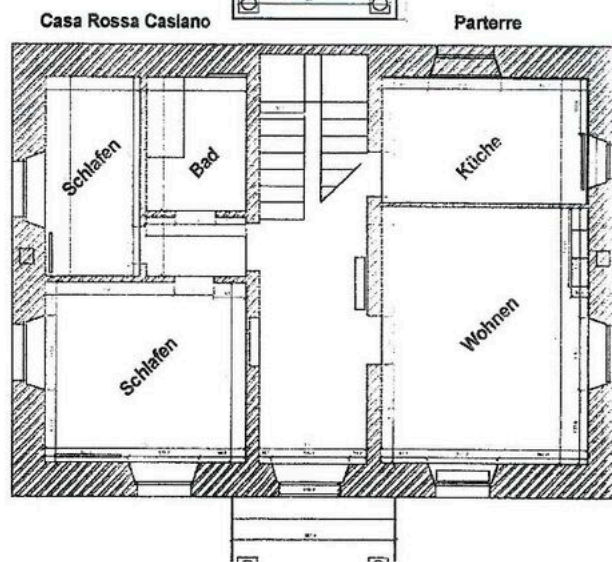
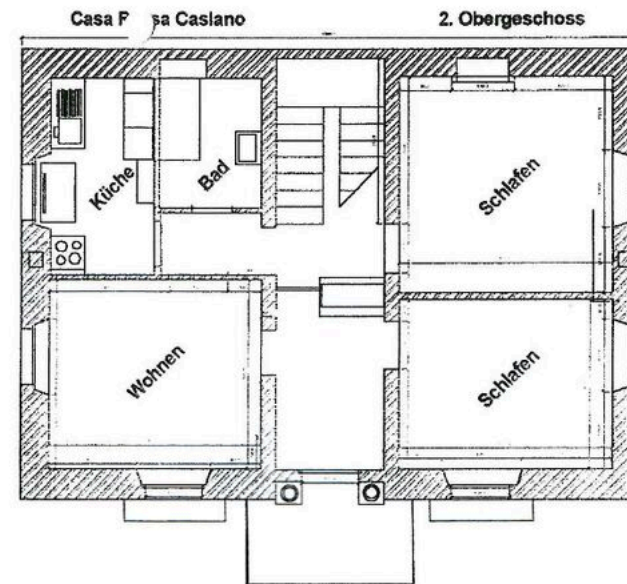
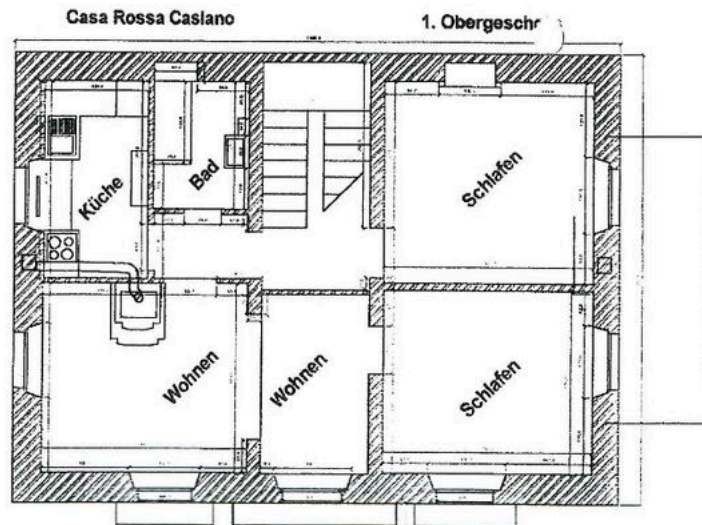








# Picture(s)





# Contact

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## Your consultant

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