



FOR SALE

CH-6600 Locarno, Sentiero delle Vigne 19

Exclusive Villa with Panoramic View of Lake Maggiore in Locarno

CHF 2,480,000.-

SELOLOIA
CONSULTING

Property description

This elegant villa, originally built in 1965 and extensively renovated in 2017, offers the perfect blend of timeless charm and modern living. Perched in a privileged hillside position, it enjoys breathtaking panoramic views over Lake Maggiore, the surrounding mountains, and the city of Locarno.

The villa extends over 230 m² of living space on a plot of 463 m², combining comfort, functionality, and Mediterranean flair.

Interior

- Spacious living room with fireplace and floor-to-ceiling windows, seamlessly connected to the modern open-plan kitchen and dining area, with direct access to the panoramic terrace.
- 3 bedrooms (one of which has an integrated dressing room), ideal for family and guests.
- 2 elegant bathrooms plus a separate guest WC.
- High-quality finishes with underfloor heating powered by a heat pump ensure year-round comfort.
- Cellar and wine cellar, offering ample storage space.

Outdoor Area

- Private lift directly from the garage
- Magnificent terraces and balconies with unrivalled lake views.
- Private swimming pool with counter-current system (not heated), perfect for relaxation and fitness.
- A charming rustico with outdoor kitchen, pergola,

and inviting seating area, ideal for entertaining.

- Landscaped outdoor spaces designed for maximum enjoyment of the view and sunshine.

Additional Features

- Two-car garage plus additional parking.
- Fireplace and outdoor cheminee for cosy evenings.
- Authorized for use as a secondary residence.

This villa is a rare opportunity in Locarno, combining an outstanding location, modern amenities, and unique outdoor living spaces with uninterrupted views over Lake Maggiore.

Characteristics

Availability	To agree	Number of toilets	1
Type	Villa	Year of construction	1965
Reference	6073	Latest renovations	2017
Second home	Authorized	Heating type	Heat pump
Sale to persons abroad authorized	Yes	Heating installation	Floor
Rooms	5.5	Living area	230 m²
Bedrooms	3	Ground surface	463 m²
Bathrooms	2	Parking spaces	2

Object Price	CHF 2,480,000.-
Number of parkings	
Total (incl.)	2x

Conveniences

Outside conveniences

> Swimming pool

Inside conveniences

> Lift/elevator

> Cellar

> Wine cellar

> Fireplace

View

> Lake

> Mountains

Exterior view





Interior view



Exterior view





Interior view



























Contact

Sequoia Consulting Sagl

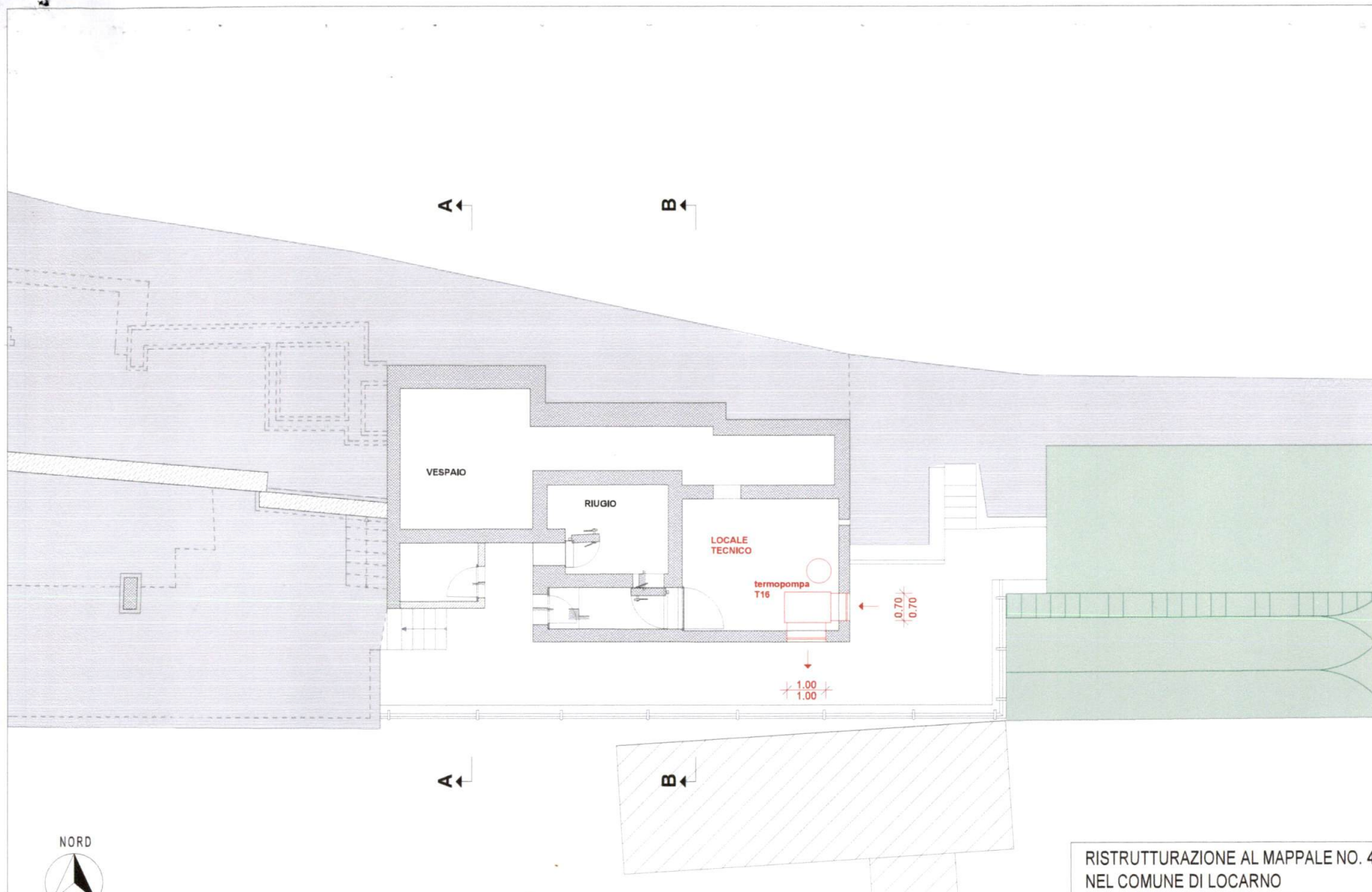
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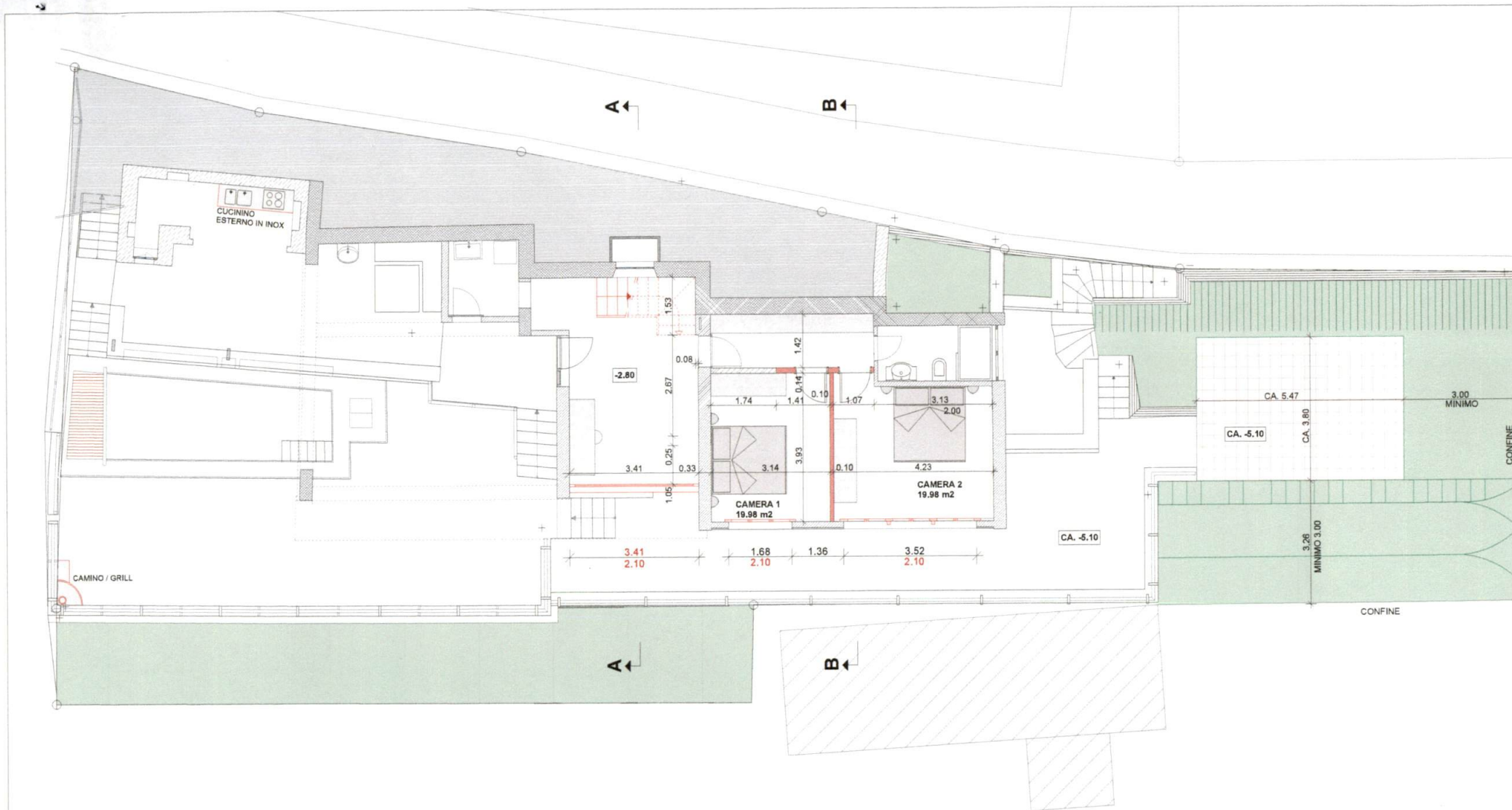
Notes



 ESISTENTE
 NUOVO

RISTRUTTURAZIONE AL MAPPALE NO. 4931 RFD
NEL COMUNE DI LOCARNO

disegno	PIANTA PIANO CANTINA				
mappale/comune	piano no.	dimensioni	disegnato	data	1:100
661 / LOCARNO	107/1			5 marzo 2016	
correzioni					

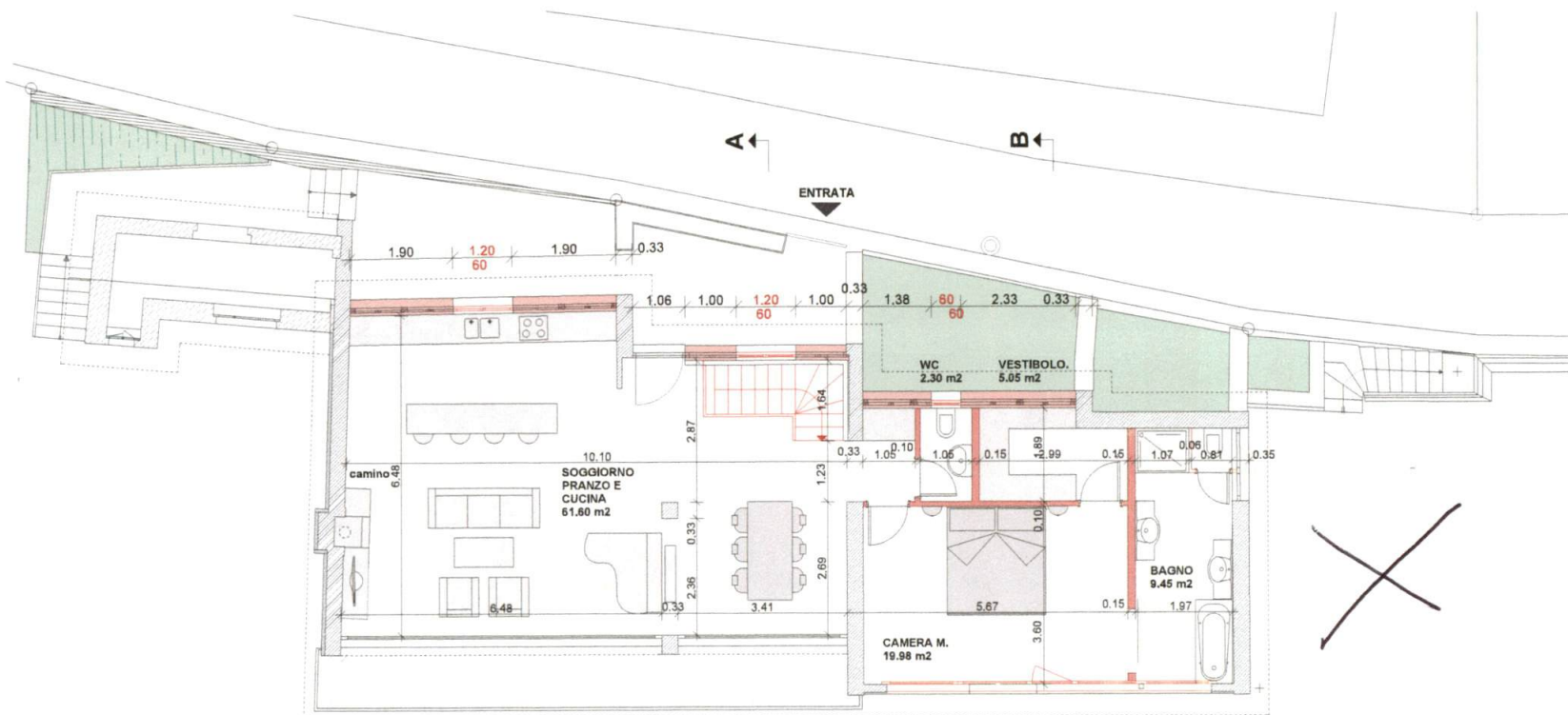


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NEL COMUNE DI LOCARNO



 ESISTENTE
 NUOVO

disegno	PIANTA PIANO TERRNO - proposta 1				
mappale/comune	piano no.	dimensioni	disegnato	data	1:100
661 / LOCARNO	107/2			5 marzo 2016	
correzioni	25.11. 2015				



RISTRUTTURAZIONE AL MAPPALE NO. 4931 RFD
NEL COMUNE DI LOCARNO

disegno	PIANTA PRIMO PIANO - propsota 1				
mappale/comune	piano no.	dimensioni	disegnato	data	1:100
661 / LOCARNO	107/3		-	5 marzo 2016	
correzioni					