



FOR SALE

CH-6648 Minusio

Elegant Villa Belle Époque: Historic Charming Residence, Lake
Maggiore
CHF 4,500,000.-

SEQUOIA
CONSULTING

Property description

In Minusio, in a prestigious residential area, very quiet and sunny, just 1 km from the center of Locarno and the lakeside promenade of Lake Maggiore, we offer for sale this elegant historic villa, a unique property, full of charm, characterized by a refined architectural style and perfectly preserved and valuable period details.

Built in 1905, the villa has been completely renovated in the years 2011 and 2014, with the use of fine materials and finishes of the highest level, while maintaining its historical character.

The property, with net living area approx. 220-240 m², is accessible via a convenient pedestrian staircase rising from the cantonal road and is spread over 3 levels, connected by a stunning wrought-iron interior staircase with wooden handrails and an impressive chandelier.

LOWER FLOOR:

- Entrance hall with corridor
- Technical room with new generation geothermal heating system
- Gymnasium with two windows and toilet facilities
- Convenient laundry room with ironing area
- Guest bedroom with large boiserie closets, 2 large windows, full bathroom (sink, bidet, toilet, shower)
- Small accessory kitchen

GARDEN FLOOR - DAY AREA:

- Outdoor area: porch, lounge area, gazebo with stone dining table and barbecue area
- Atrium, checkroom
- Refined living room with wood-burning fireplace, frescoed ceilings and direct usaccess to balcony and garden area
- Dining room with frescoed ceilings and exit to balcony
- Fully equipped kitchen with Miele appliances and Gaggenau wine cellar, window overlooking the garden
- Study with full bathroom (sink, toilet, shower)
- Guest WC with washbasin, bidet, toilet

UPPER FLOOR - NIGHT AREA:

- Atrium with small balcony
- Master suite consisting of:
 - Spacious and elegant master bedroom with frescoed ceilings and built-in closets.
 - Large windowed bathroom with sink, bidet, toilet, tub and shower
 - Study/bedroom with private balcony
- 2 additional bedrooms with built-in closets (one of which has ornate ceilings and small balcony)
- 2 windowed bathrooms, both with washbasin, bidet, toilet and bathtub

GARAGE: Spacious garage for 4 cars.

POTENTIAL: Possibility of building a swimming pool.

STRENGTHS:

- Historic villa from 1905, completely renovated with fine materials and finishes (2011 and 2014)
- Period architecture and restored original decorative details: frescoed ceilings, wood paneling, herringbone floors
- Private manicured garden with lounge area, stone gazebo, barbecue and maximum privacy
- Private gymnasium with natural light
- Ideal sun exposure, bright rooms all day long
- Perfect balance of historic elegance and modern comfort
- New generation geothermal heating system - energy efficiency and sustainability
- Possibility of building a swimming pool
- Prime location, ideal for those who want to live in an exclusive setting within walking distance of the lake and services

This villa is a rare and sought-after residence, perfect for those who wish to experience the charm of the Belle Époque in a contemporary context, between modern comforts and timeless atmospheres

Characteristics

Availability	To agree	Year of construction	1905
Type	Villa	Latest renovations	2014
Reference	4813	Heating type	Geothermal sonde
Rooms	9	Living area	240 m²
Bedrooms	5	Ground surface	487 m²
Bathrooms	5	Parking spaces	4
Number of toilets	2		

Object Price	CHF 4,500,000.-
Number of parkings	
Total	4x

Picture(s)



Exterior view





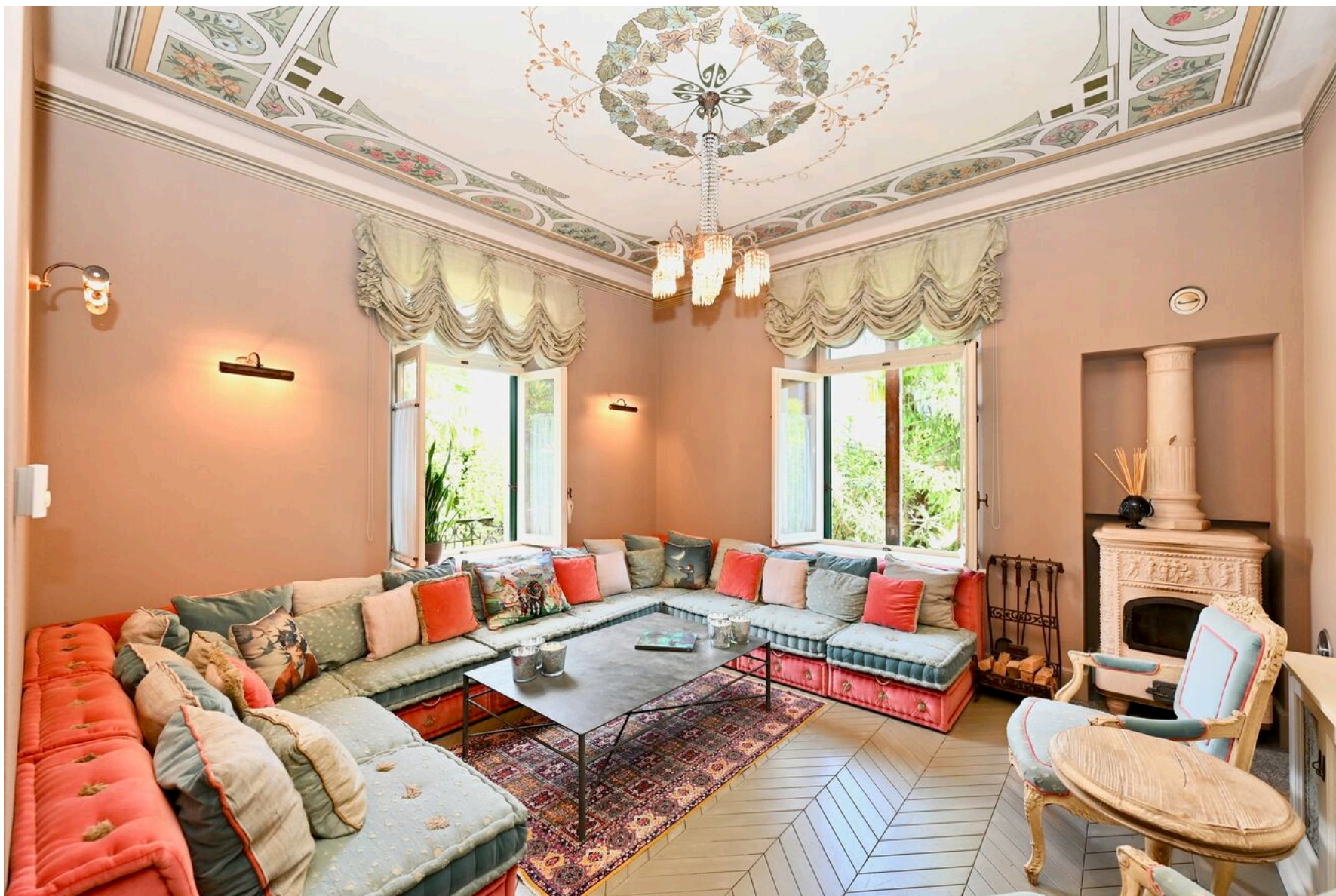


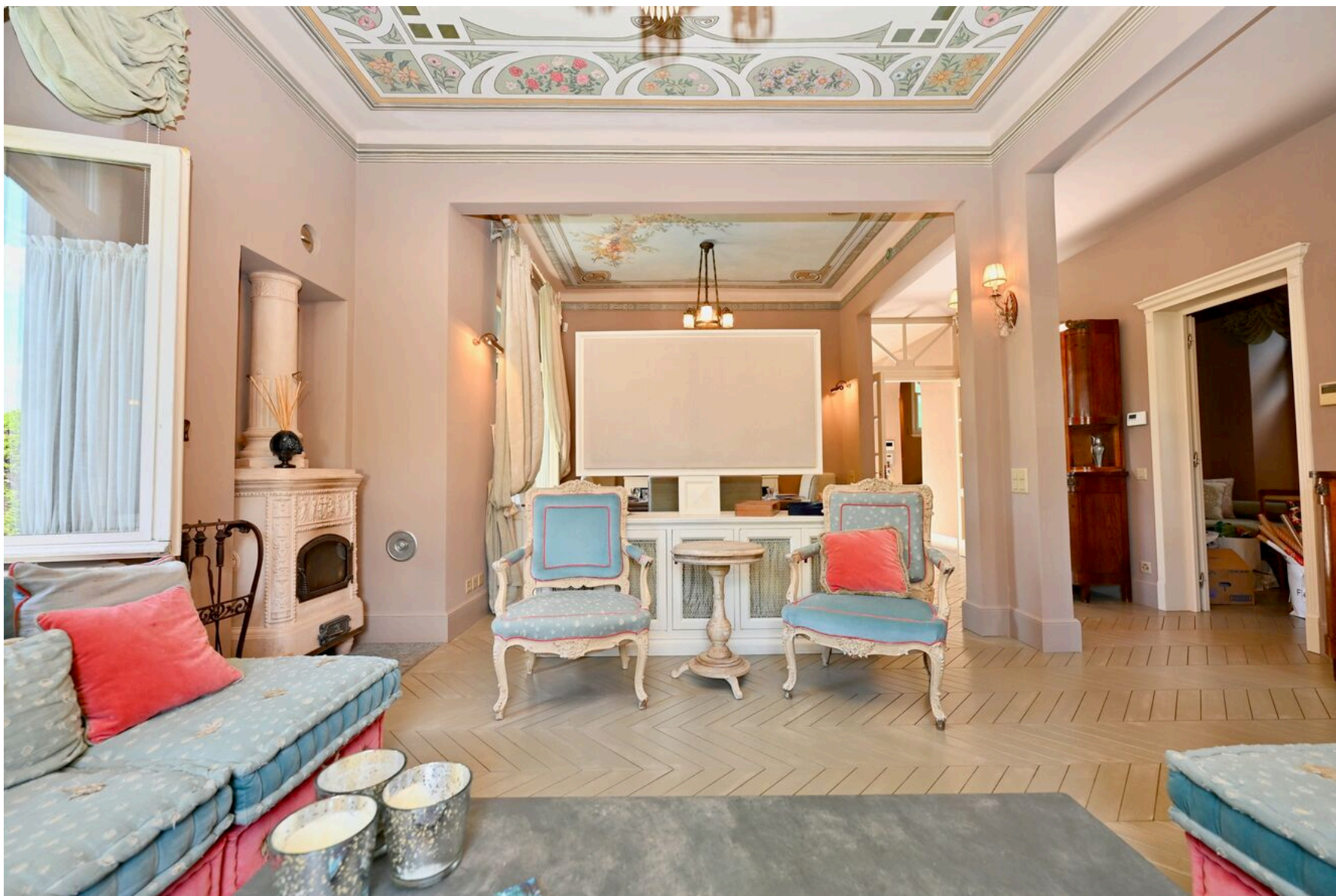


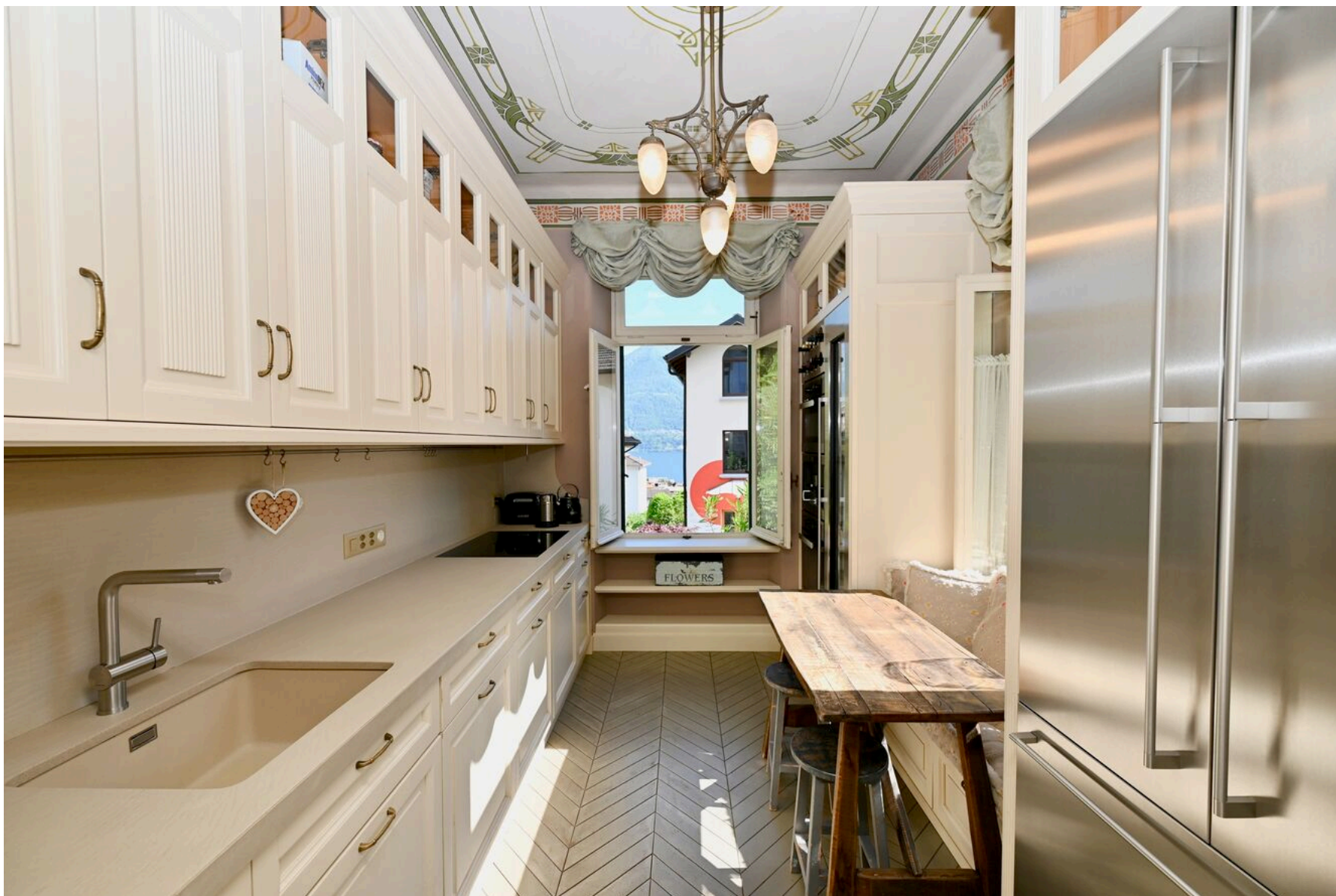
Interior view

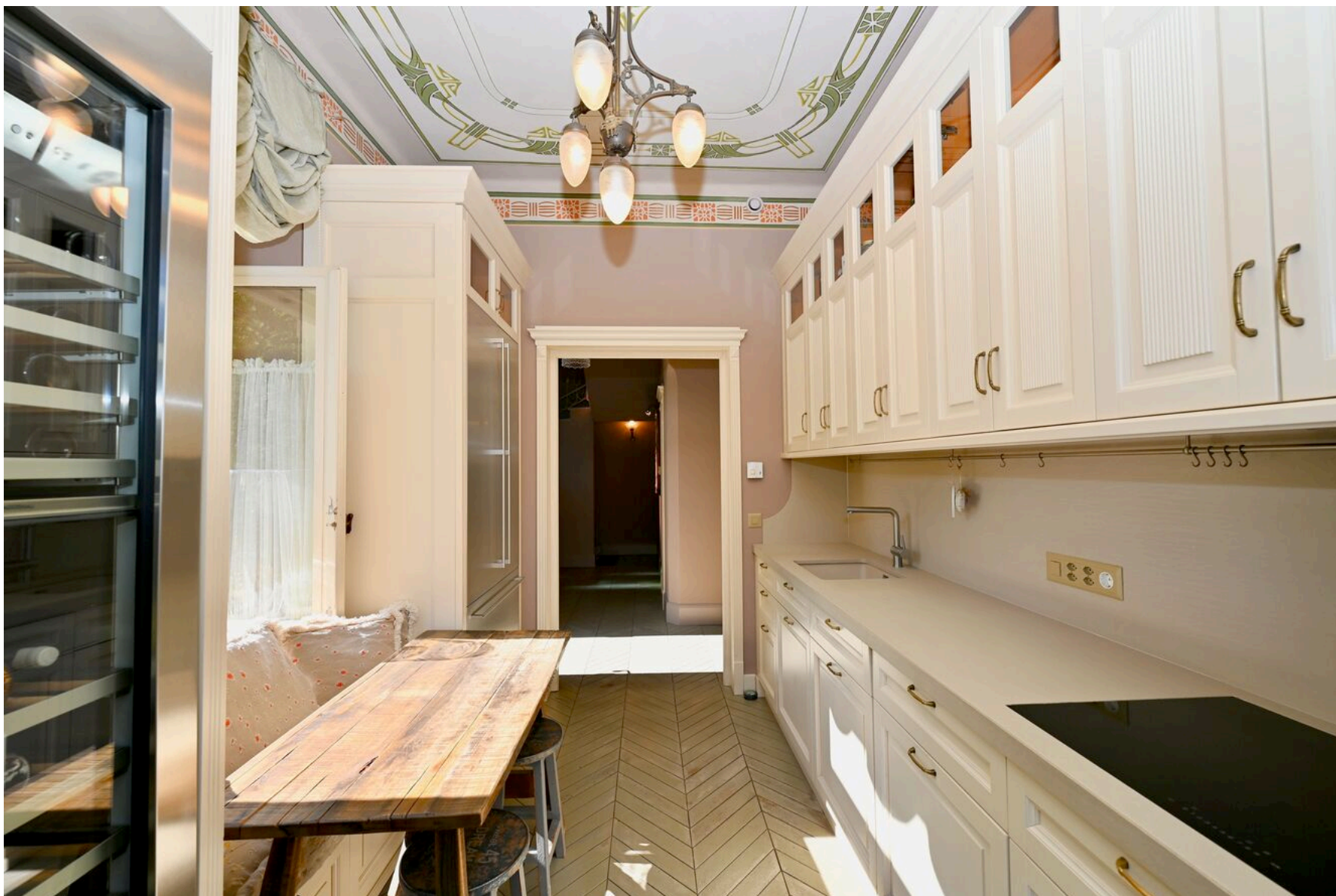


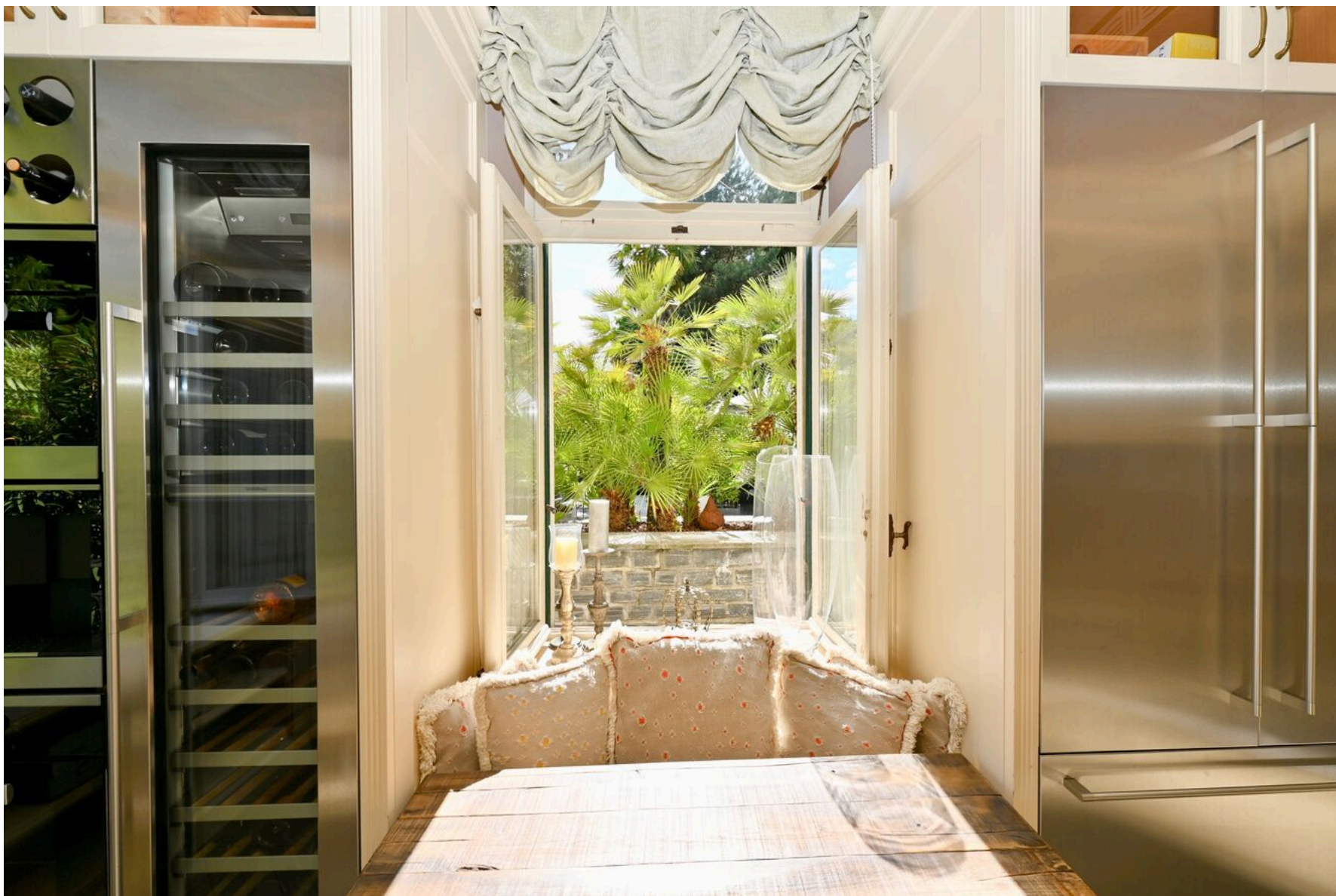






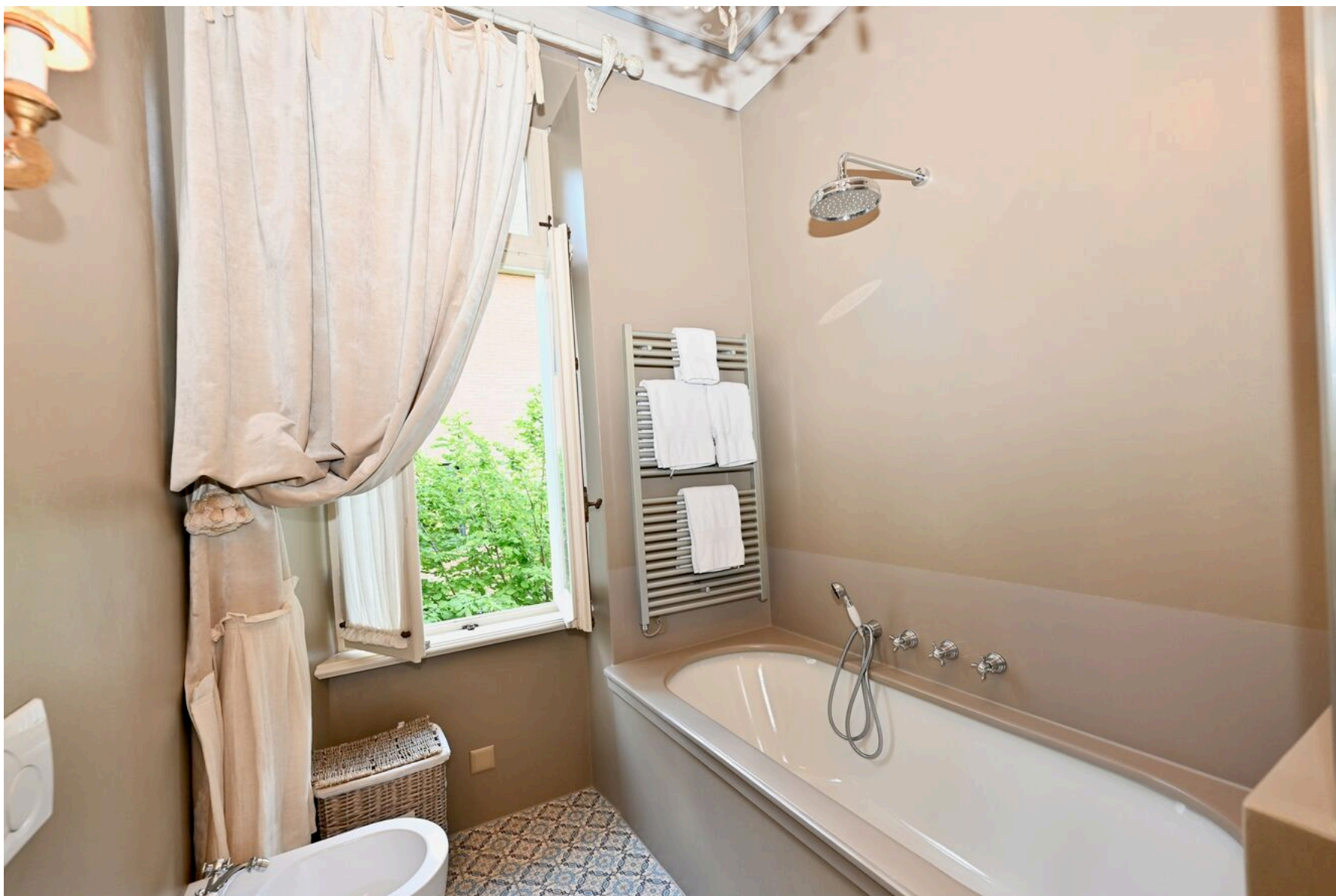




















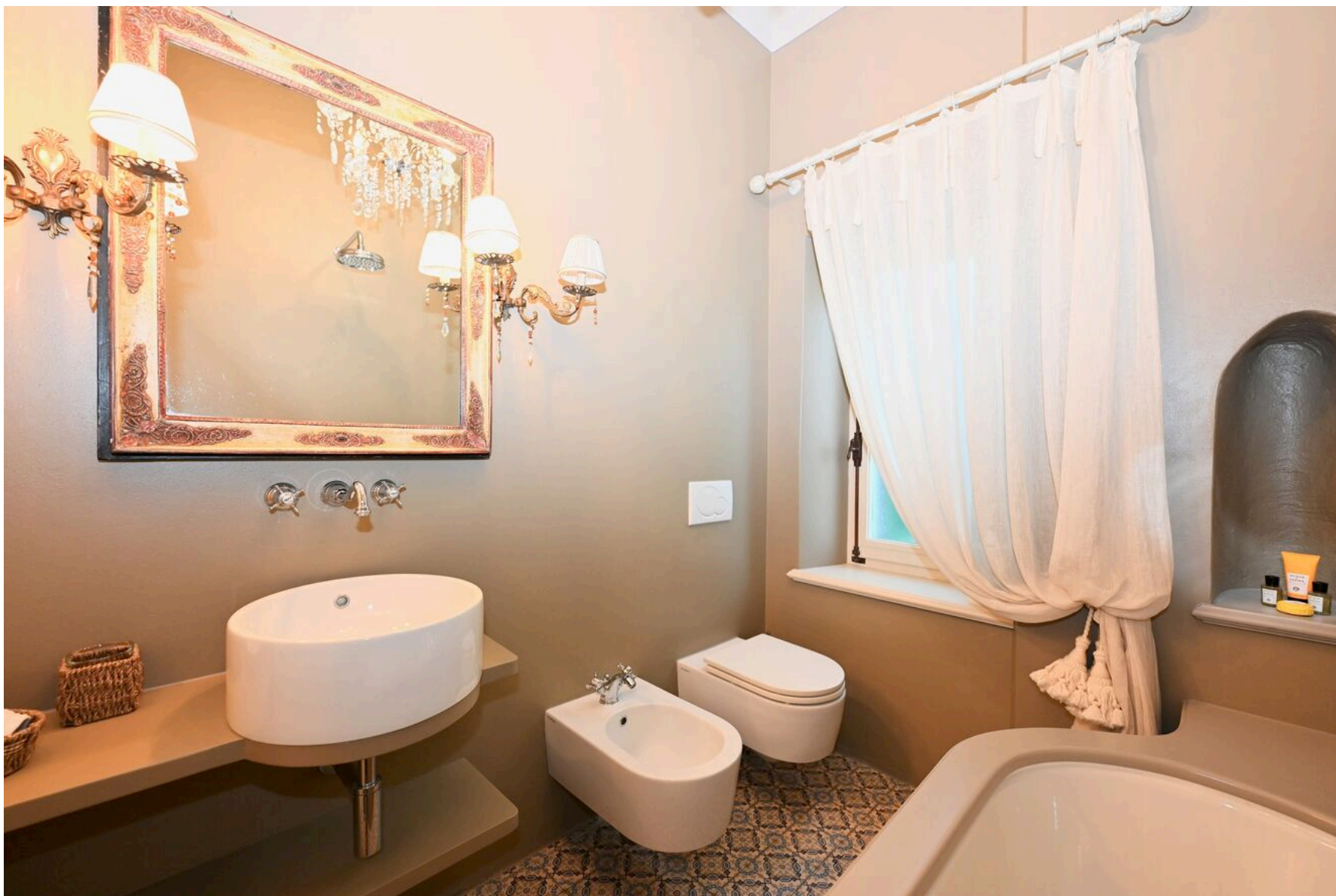
Exterior view

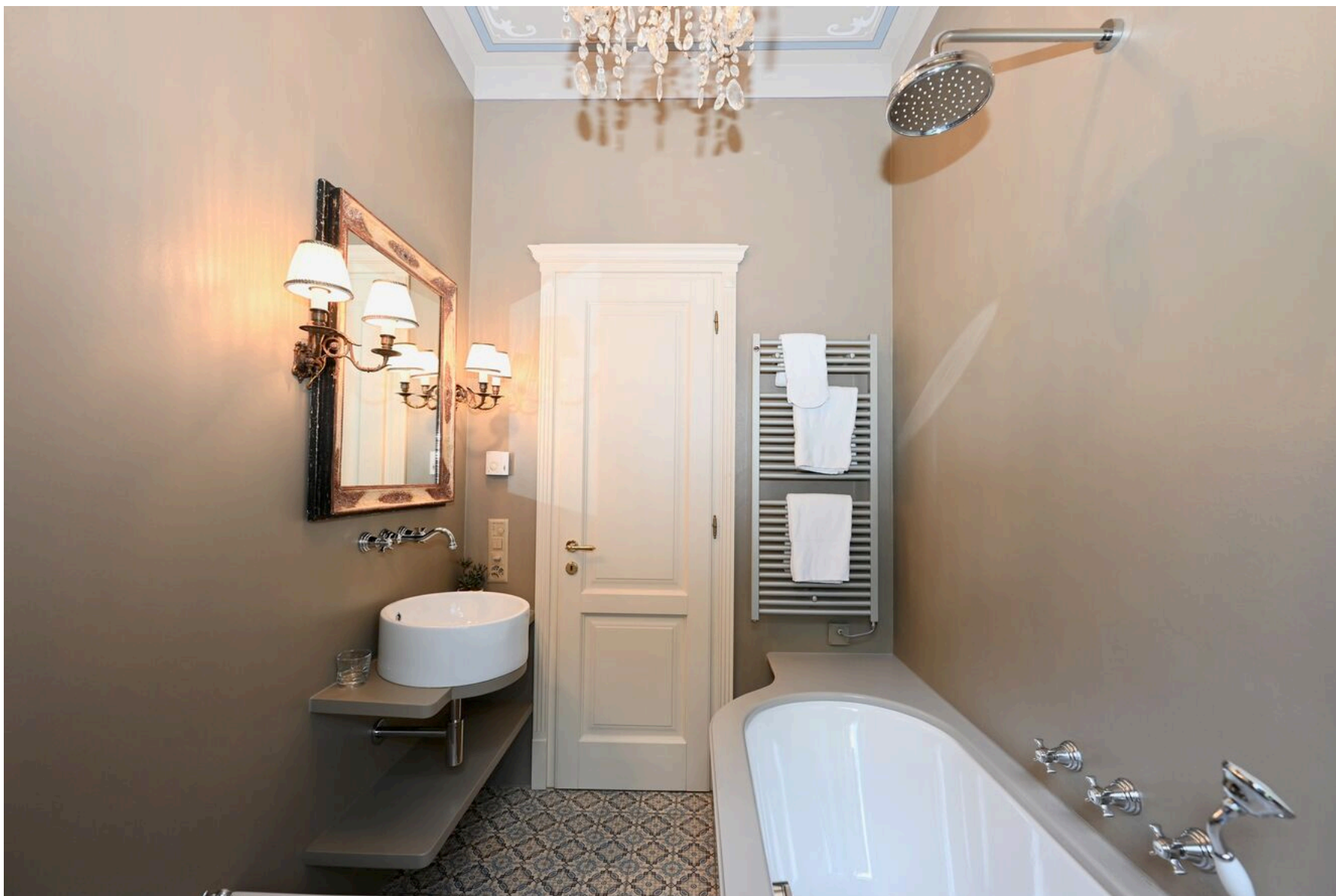




Interior view

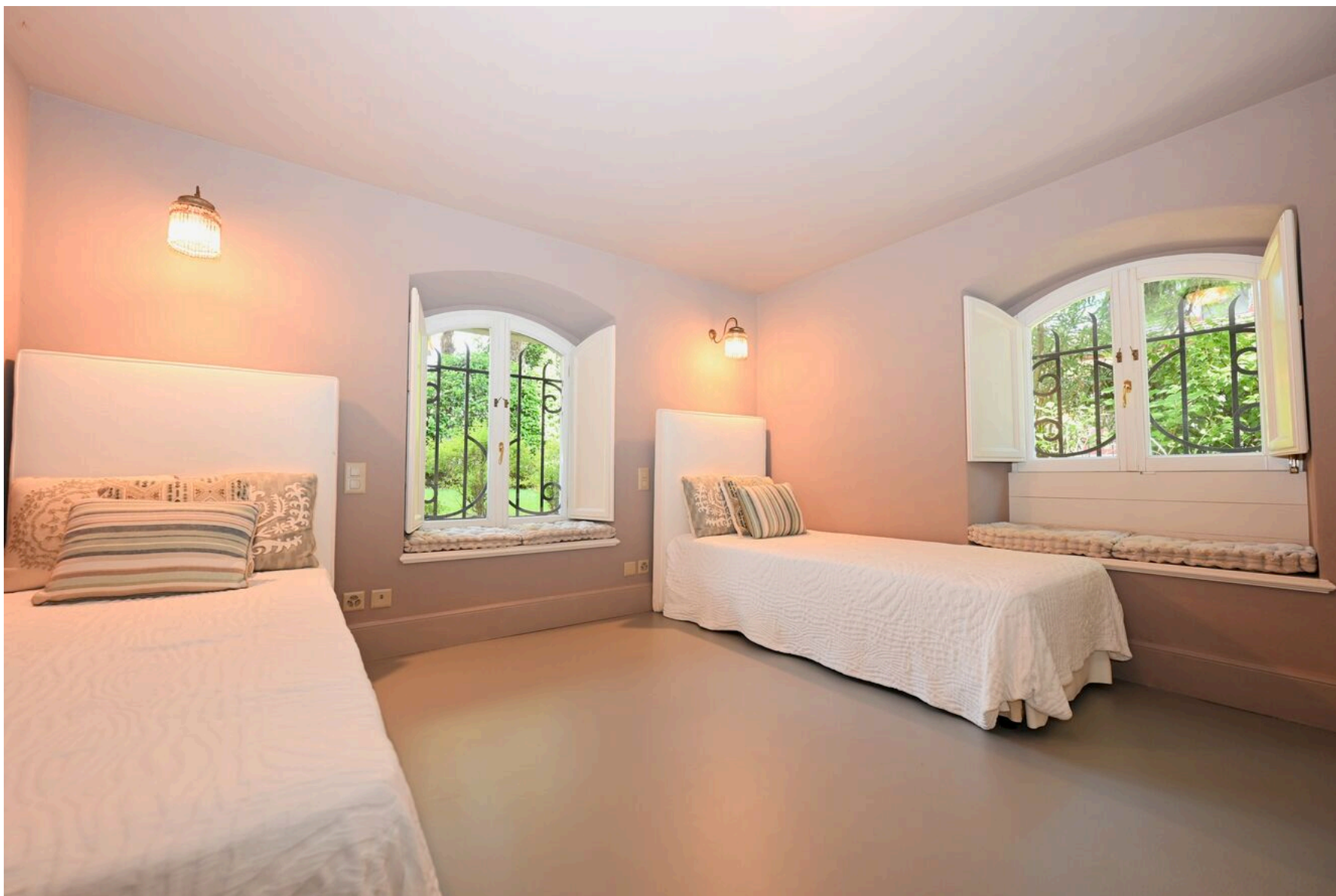




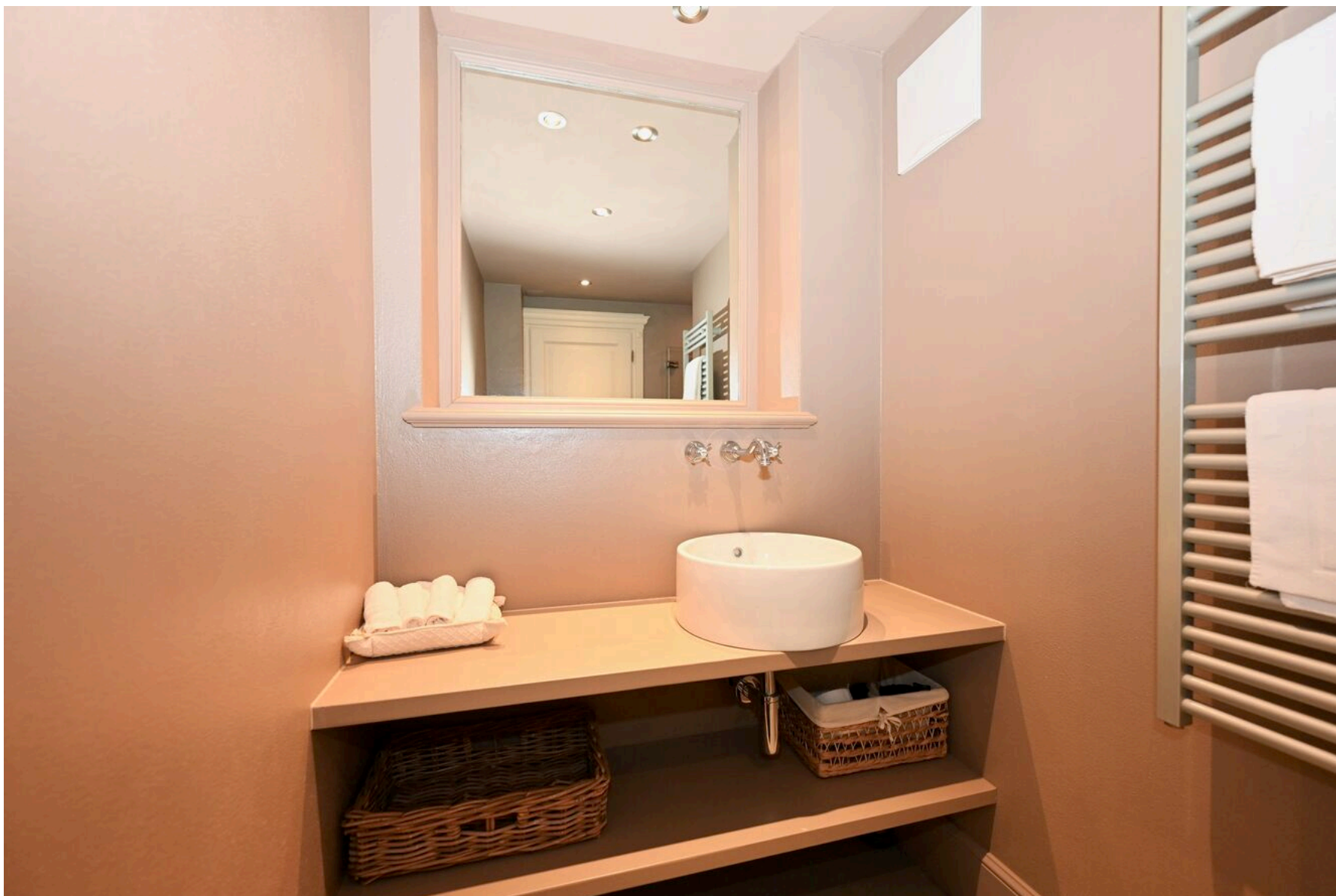


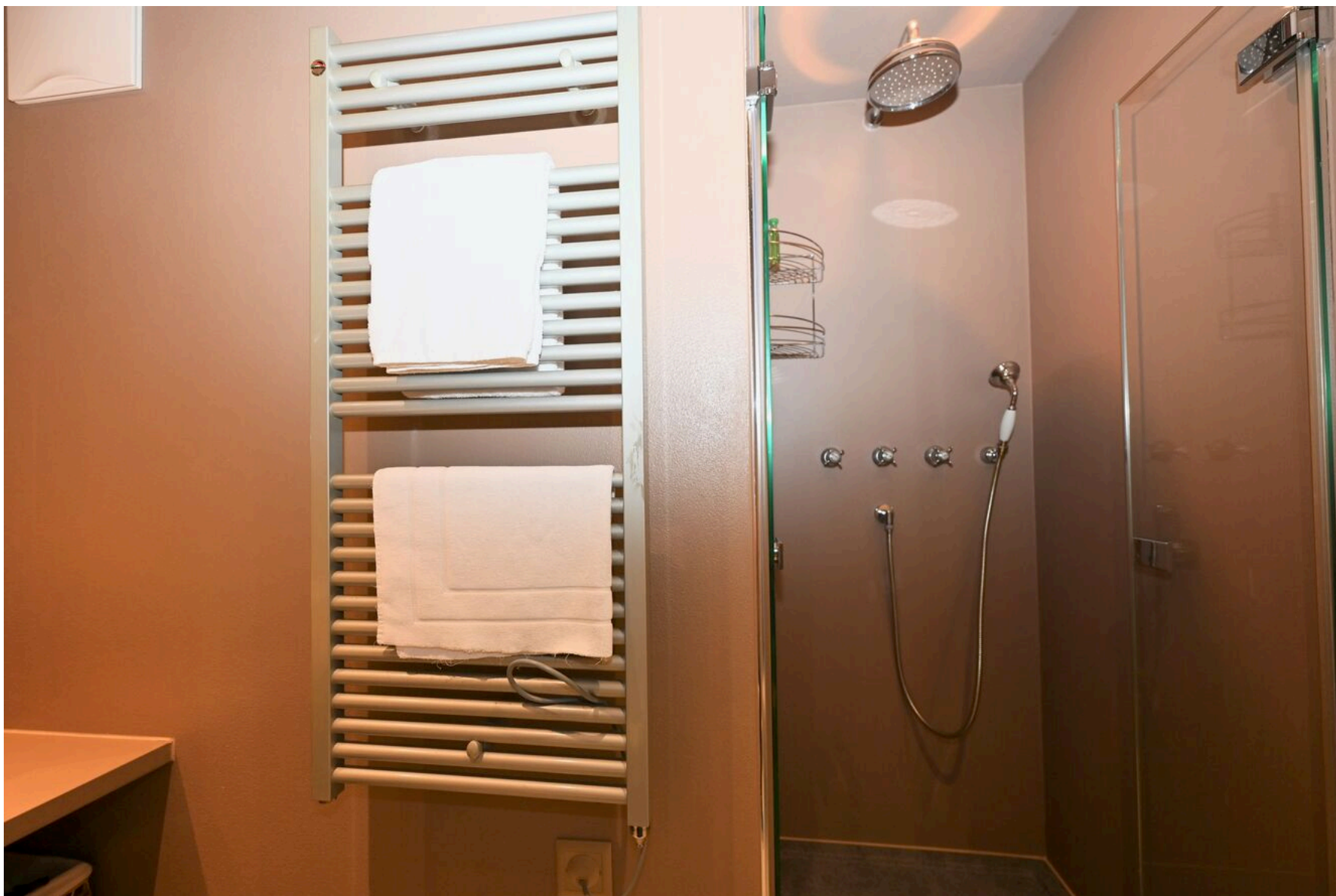




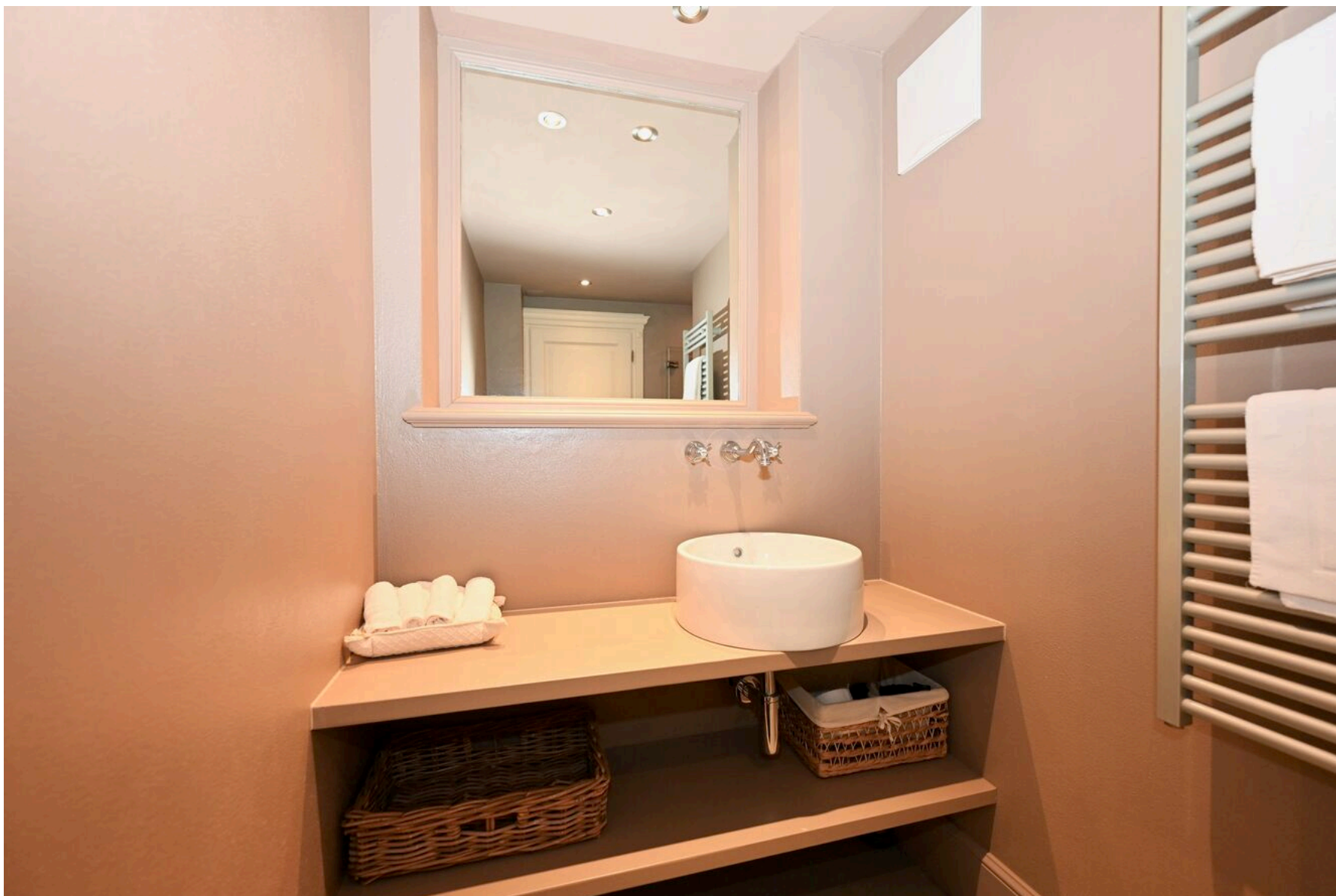












Exterior view



Interior view



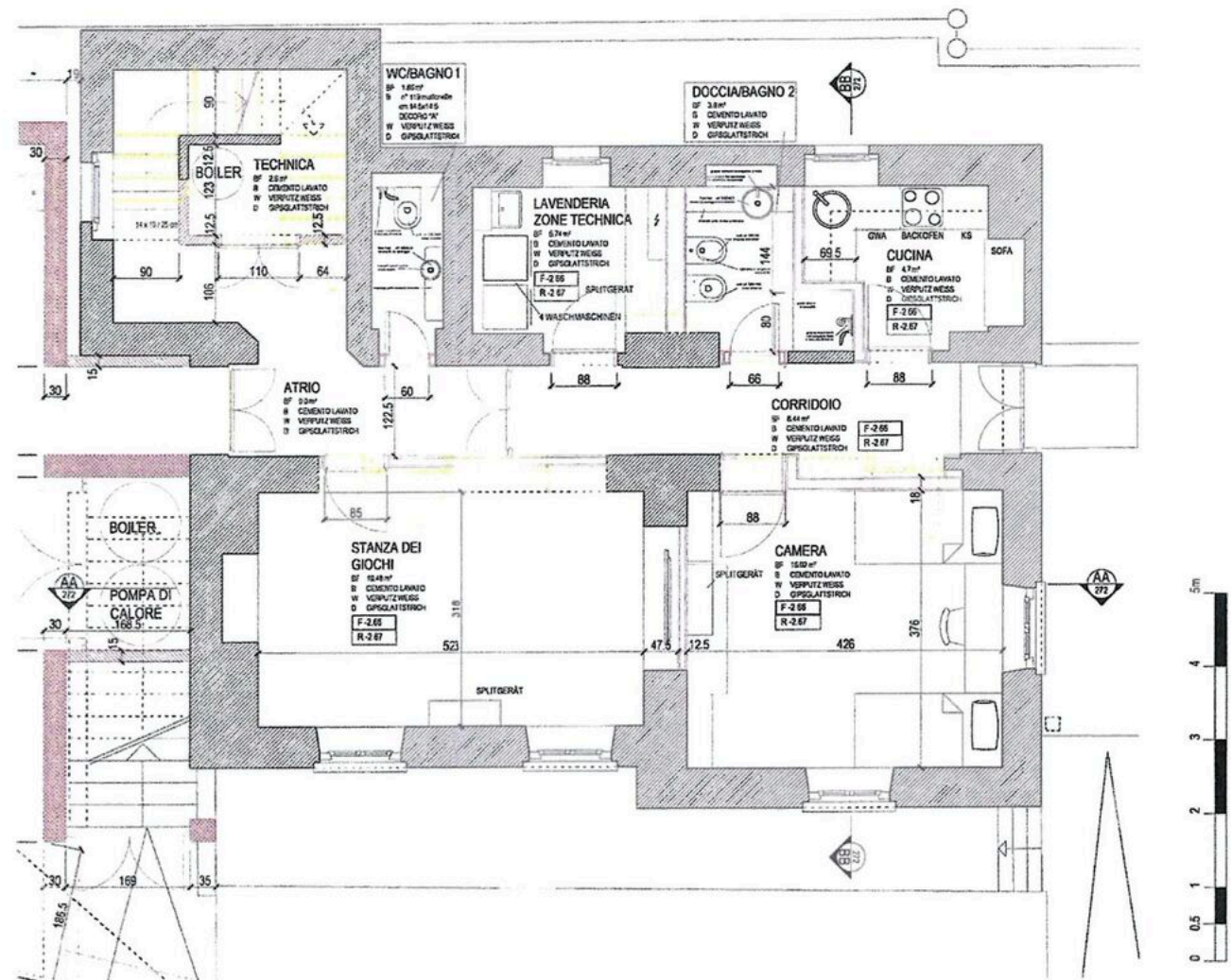


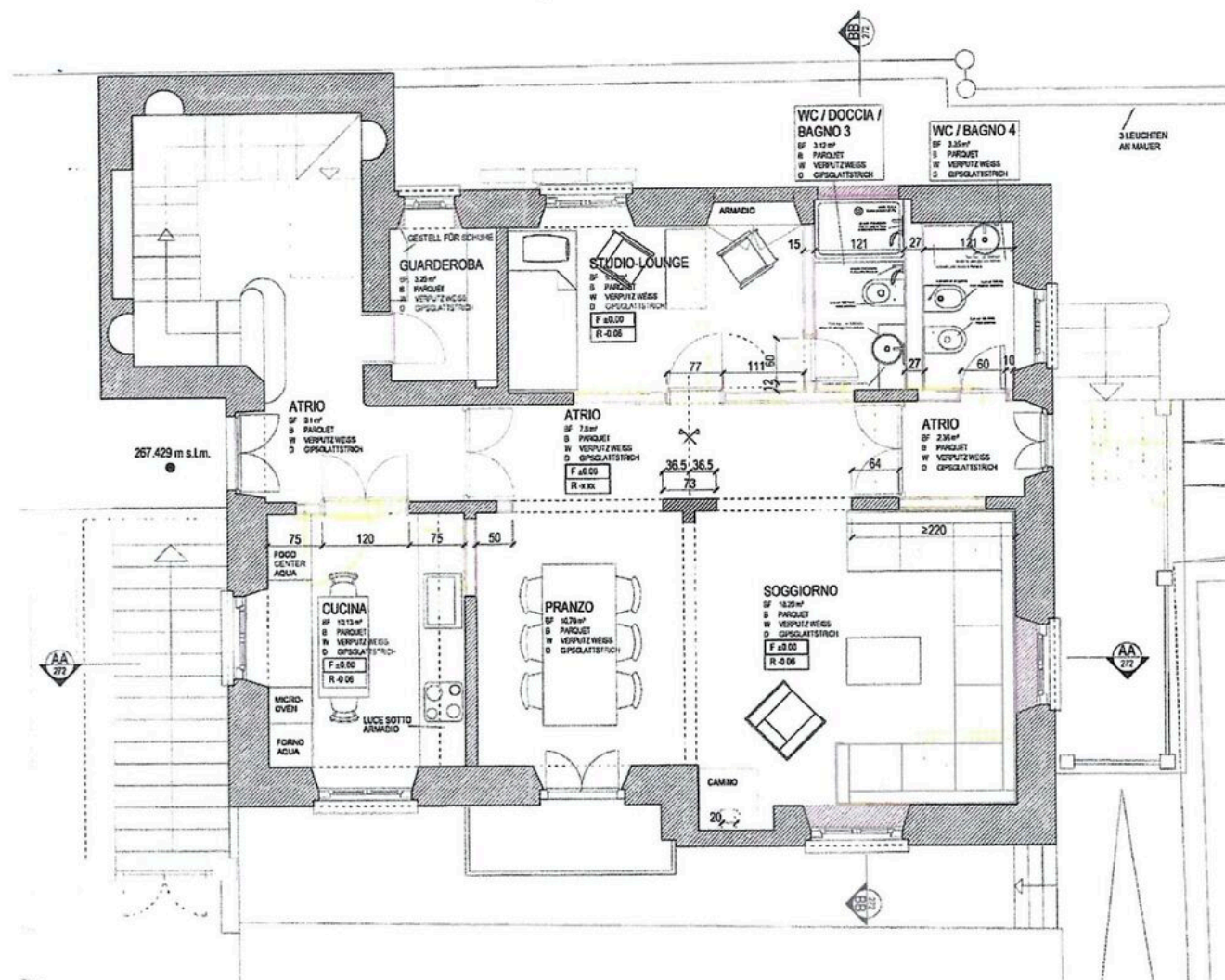
Exterior view





Plan





Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
