



FOR SALE

CH-6926 Montagnola, Via Castel 5

Charming Villa with Garden and Potential for Expansion

CHF 3,800,000.-

SEQUOIA
CONSULTING

Property description

Located in Montagnola, in a prestigious and quiet residential area known for its sunny climate, this charming villa set in a lush green garden offers privacy and comfort. Built in 1962 and enhanced with a swimming pool in 1970, the property reflects a perfect balance of historic elegance and modern amenities.

Mezzanine floor:

The entrance opens onto a bright double living room and a cozy dining room, both with direct access to the spacious terrace that offers serene views of the garden. Completing this floor are a study, a kitchen, 4 bedrooms, a shower room, and a toilet.

Basement Floor:

This area includes a pool, a bedroom with shower, ideal for guests or a teenager seeking more independence. In addition, there is a rustic tavern, a laundry room and an ironing room, providing functional spaces for the daily running of the house.

The villa has a large garage for 5 cars, as well as 2 outdoor parking spaces.

The villa is located in an R3 zone, with the possibility of further building development up to a maximum height of 10.5 meters, offering potential for expansion or customization according to the needs of the new owner.

This property represents an exclusive opportunity for those seeking a prestigious residence in one of the most desirable and serene areas.

Characteristics

Availability	To agree	Year of construction	1962	Object Price	CHF 3,800,000.-
Type	Villa	Construction zone	R3	Number of parkings	
Reference	0082	Living area	350 m²	Total	7x
Rooms	12	Ground surface	2,171 m²		
Bedrooms	5	Parking spaces	7		
Bathrooms	3				

Picture(s)











































Contact

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Notes
