

CH-6926 Montagnola, Via Castel 5

Charming Villa with Garden and Potential for Expansion CHF 3,800,000.-



## 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.

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

### 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.



# Characteristics

Availability	To agree	
Туре	Villa	
Reference	0082	
Rooms	12	
Bedrooms	5	
Bathrooms	3	

Year of construction	1962	
Construction zone	R3	
Living area	350 m²	
Ground surface	2,171 m²	
Parking spaces	7	

Object Price	CHF 3,800,000	
Number of parkings		
Total	7x	



# Picture(s)













































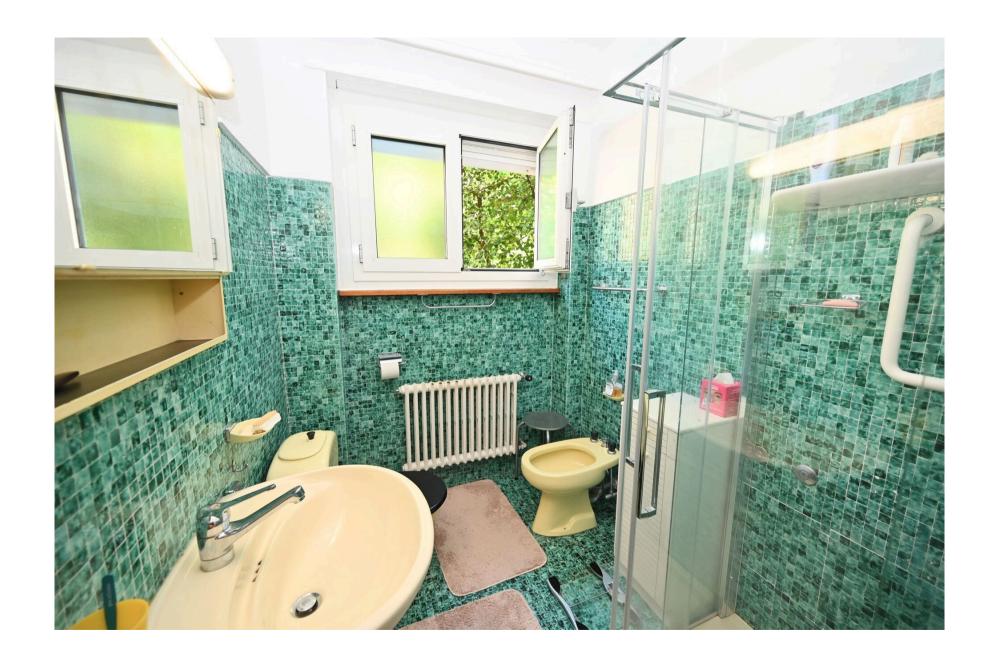




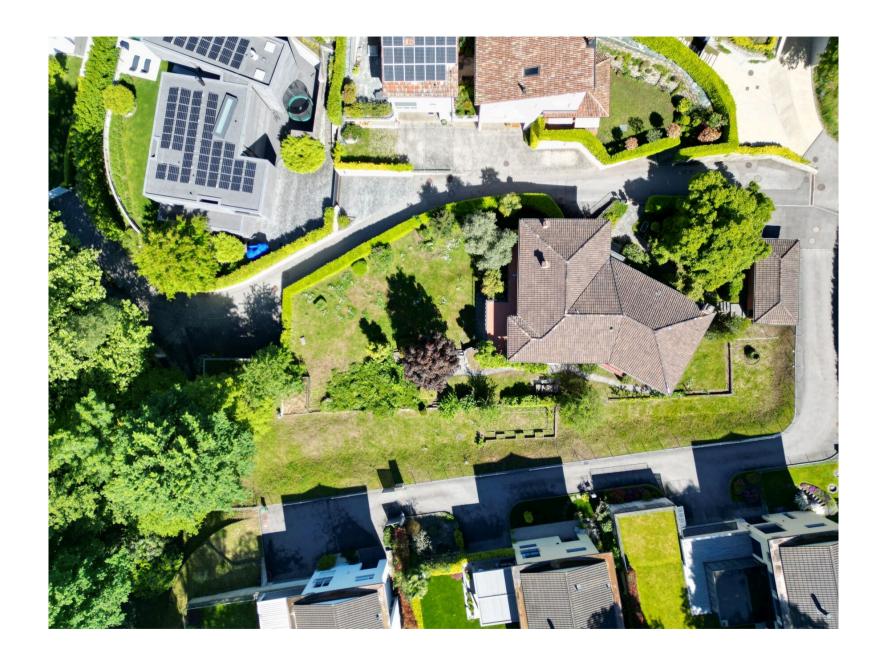














## Contact

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