

CH-6926 Montagnola, Via Marianda 16

Villa with garden and pool for sale in Montagnola, Lake Lugano

CHF 10,000,000.-

**SEQUOIA**  
CONSULTING

# Property description

Spacious villa with large plot, garden and pool for sale in Montagnola, Lake Lugano

In a prestigious area of Montagnola we offer for sale a spacious villa with a total area of approx. 473 m2 on a large plot of 3'600 sqm with a pool and beautiful garden, from where it opens breathtaking views of Lake Lugano.

The villa consists of two levels:

First level: entrance hall, spacious living room, divided into areas: a TV zone, a seating area by the fireplace, a dining room for 20-30 seats; large square professional kitchen with a round table of 1.5 meters and access to the park and to the winter garden; separately located master bedroom with walk-in closets and a large bathroom with a window; 4 bedrooms, each with a bathroom with shower.

Ground level: spacious SPA area with sauna, hydromassage tub; optional there can be placed a fitness area with exercise equipment. A separate guest area (apartment with kitchen), with two bedrooms and a bathroom (can be used for staff accommodation). There is also a laundry room and several technical areas.

Features:

- Swiss grotto with barbecue
- Heated outdoor swimming pool of 90 sqm with a

closing cover plate

- View of the lake from the garden
- Irrigation system
- New technological equipment
- The roof has been completely replaced according to the modern technology of insulation and energy saving
- The possibility of increasing the living area during the repair work
- Garage of 51 sqm

# Characteristics

Availability	<b>To agree</b>	Bathrooms	<b>7</b>
Type	<b>Villa</b>	Year of construction	<b>1987</b>
Reference	<b>5155</b>	Living area	<b>473 m²</b>
Rooms	<b>10.5</b>	Ground surface	<b>3,600 m²</b>
Bedrooms	<b>7</b>	Parking spaces	<b>6</b>

Object Price	<b>CHF 10,000,000.-</b>
<b>Number of parkings</b>	
Total	<b>6x</b>



# Picture(s)





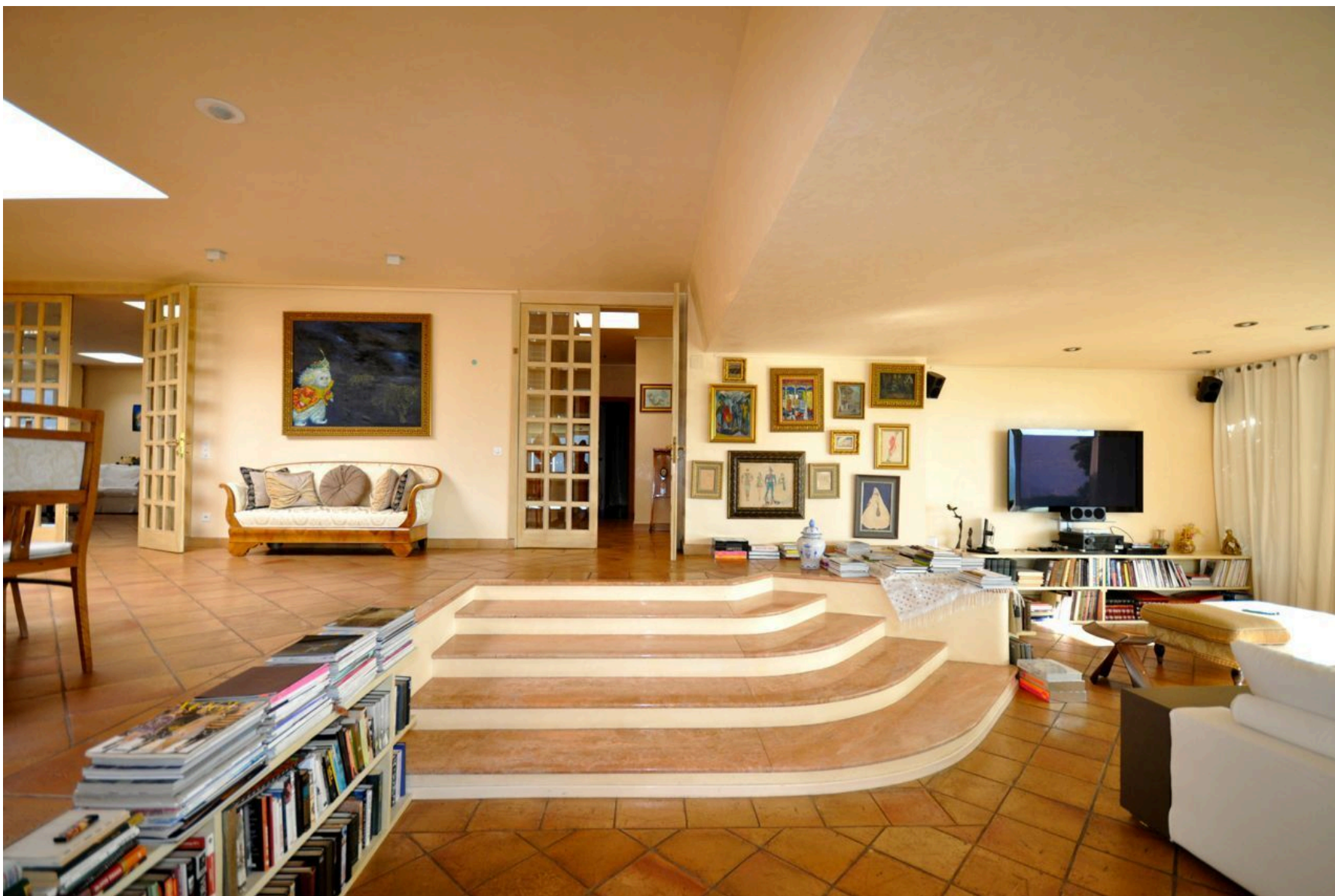






















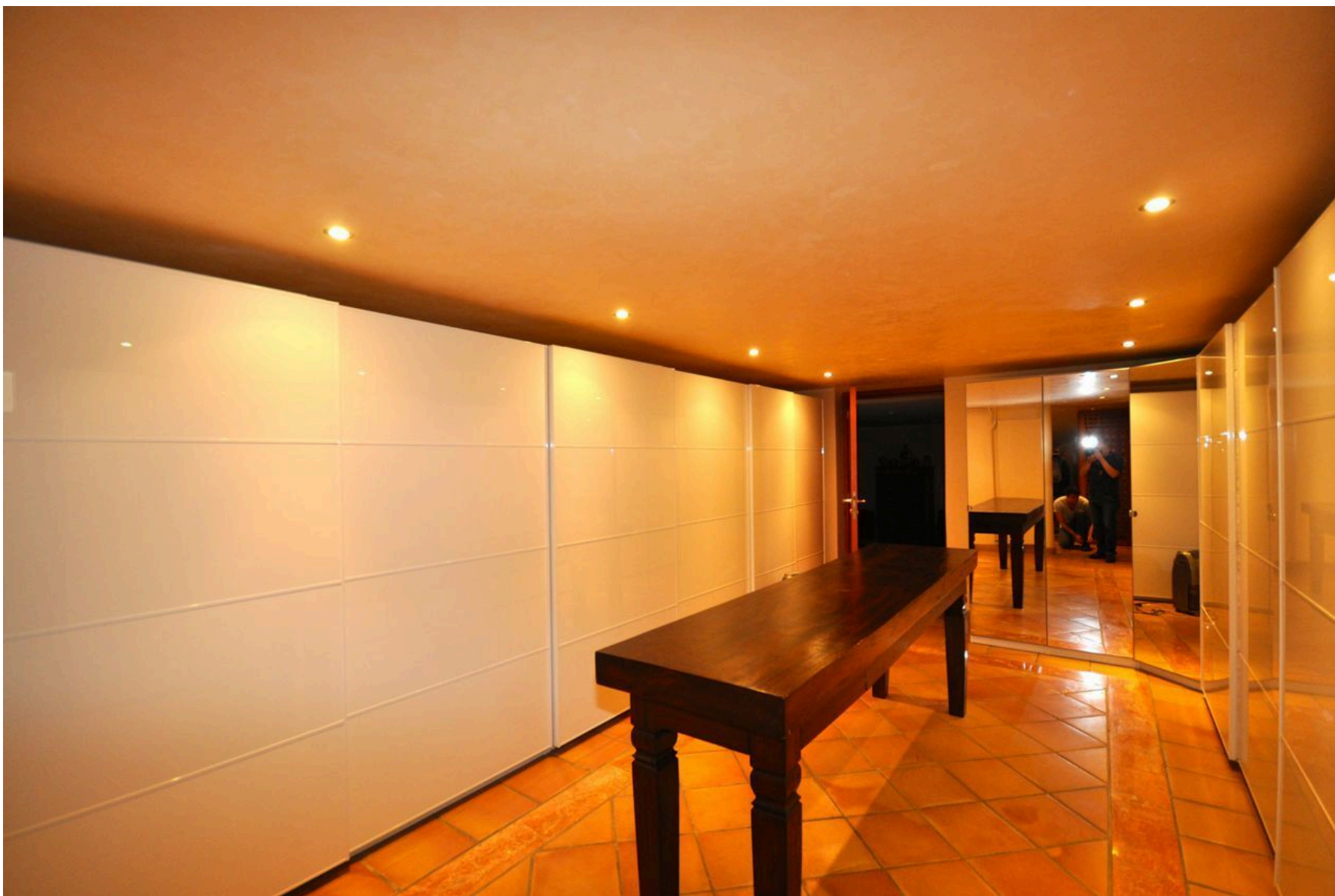
















# Contact

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## Your consultant

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