

CH-6922 Morcote, Strada Albor di Caccia 1

Villa to be Renovated with 180° View of Lake Lugano

CHF 2,450,000.-

SEQUOIA CONSULTING

Property description

In the charming and quiet village of Morcote, ca 10 km from the center of Lugano, we offer for sale this beautiful property of 2'231 sq. m.

The villa can be sold as a **second/holiday home**.

The villa built in 1980 is in need of renovation.

FIRST FLOOR:
Living room with impeccable lake view, fireplace and dining area, exit to the spacious terrace and access to the garden, kitchen, bathroom, 2 large bedrooms both with balconies.

GROUND FLOOR:
3 bedrooms, kitchen, bathroom, cellar and technical rooms, this floor can also be used as a separate apartment.

The micro-location of this property definitely constitutes the strong point, it is located on a side street, guarantees absolute privacy and idyll, an absolutely top location with 180° views of Lake Lugano, Monte San Giorgio, the balcony of italy and Monte Generoso.

The villa is surrounded by a wonderful, well-planted garden that completes the serene and picturesque setting, creating an atmosphere of pure tranquility and relaxation

Features:
- 1 garage
- 2 outdoor parking spaces
- Oil heating system
- Pergola with grill place
- Additional outdoor space for garden equipment

The location of the villa allows for various recreational sports: hiking, cycling, water sports.

Currently the residence of the house is divided. The ground floor is 1' residence, the second floor 2' residence

Non contractual document: 15.12.2025

Characteristics

Availability	**To agree**
Type	**Villa**
Reference	**1664**
Second home	**Authorized**
Rooms	**6.5**

Bedrooms	**5**
Bathrooms	**2**
Heating type	**Fuel oil**
Ground surface	**2,231 m²**

Object Price	**CHF 2,450,000.-**

Number of parkings

Interior	**1x**
Exterior	**2x**

Non contractual document: 15.12.2025

Conveniences

Neighbourhood

> Hiking trails

> Bike trail

Inside conveniences

> Fireplace

Condition

> To be renovated

View

> Lake

> Mountains

Non contractual document: 15.12.2025

Picture(s)



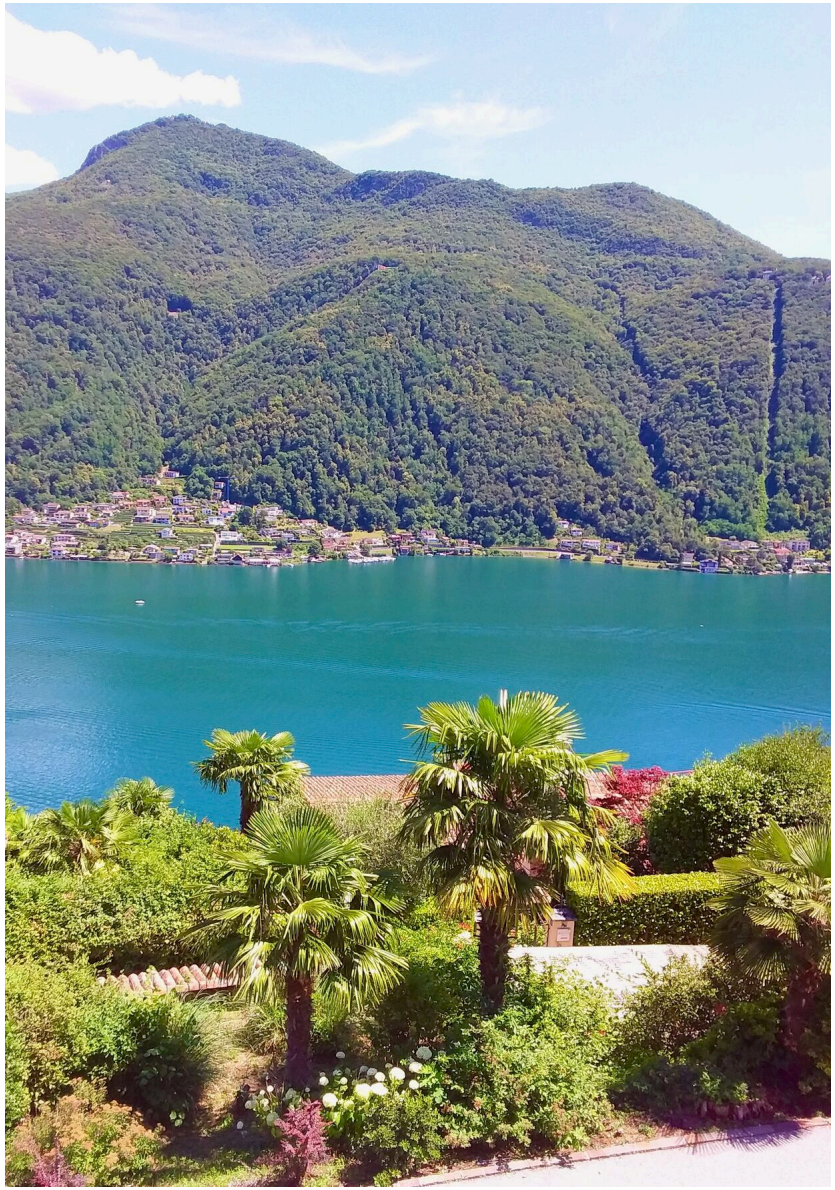






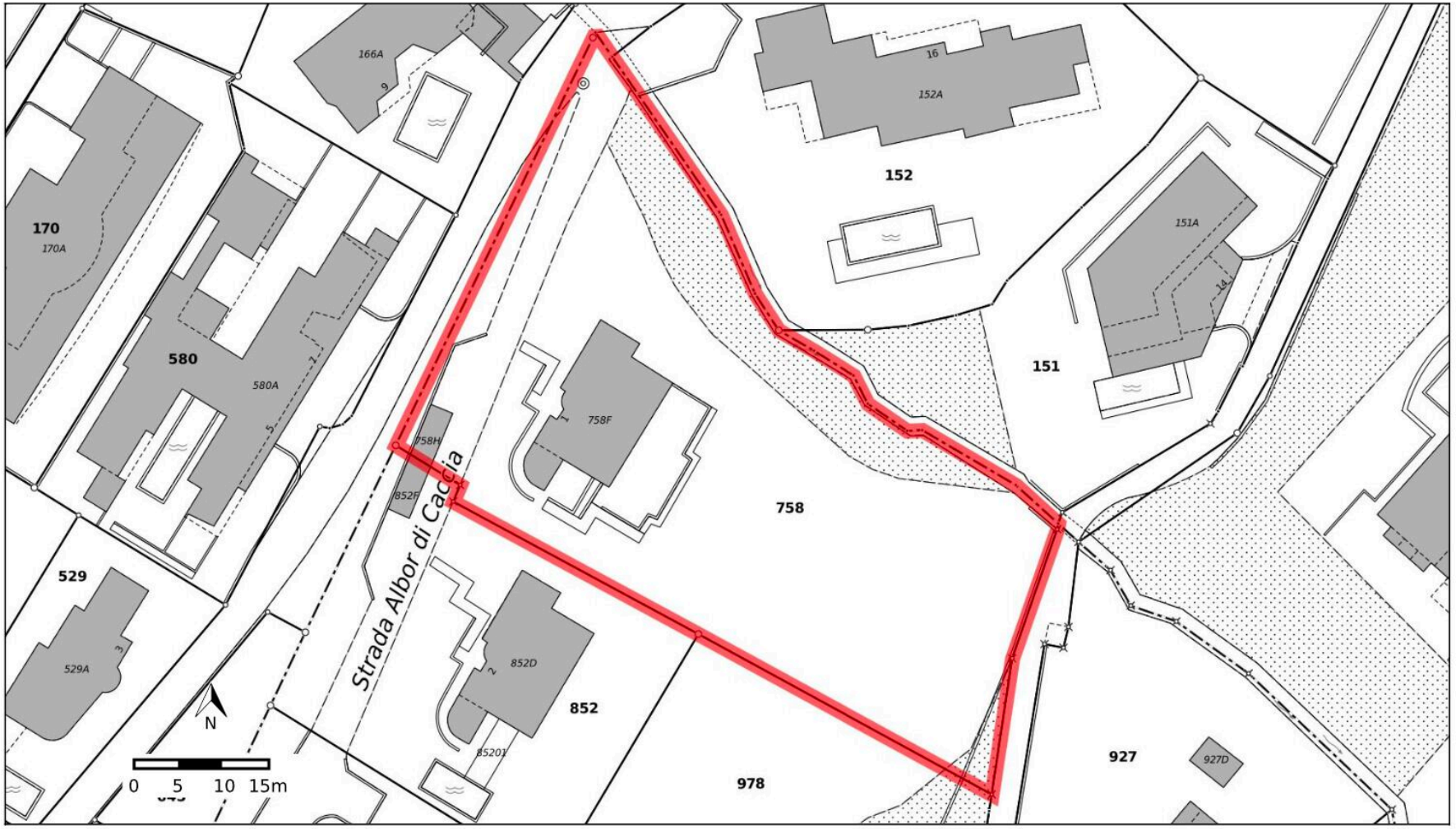


Exterior view





Picture(s)



Numero del fondo **758**

Contact

Sequoia Consulting Sagl

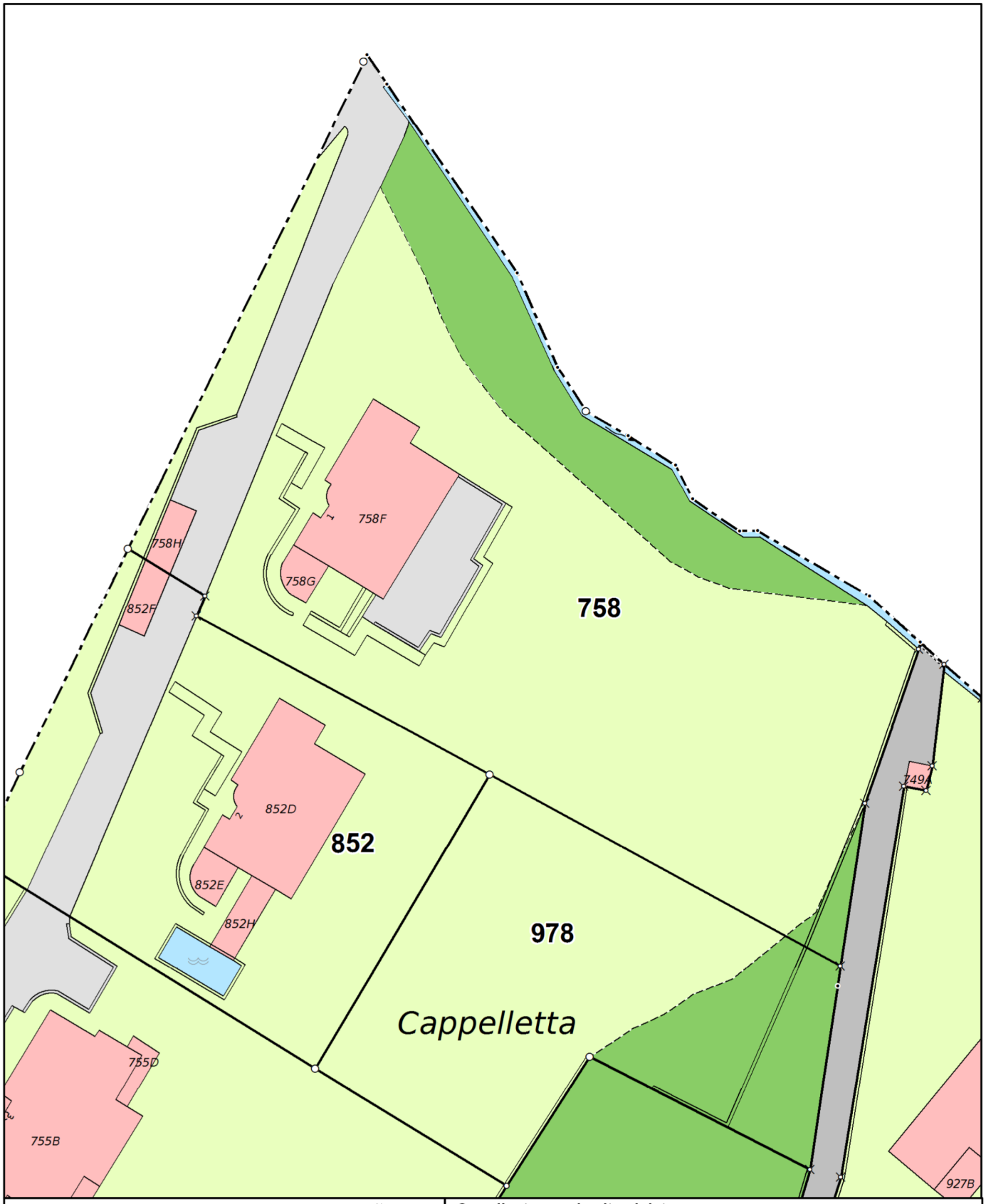
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Notes



Coordinata angolo alto sinistra
2 714 803,99 1 087 329,21 CH1903+_LV95

Comune di Morcote - Copertura del suolo

Erstellt für Maßstab	1:500
Operatore	Municipio di Morcote
Erstellungsdatum	22.08.2021

Municipio di Morcote
Riva da Sant Antoni 1
6922 Morcote

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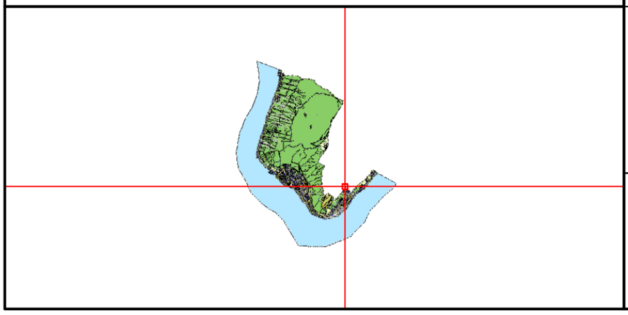


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Coordinata angolo alto sinistra

2 714 796,57 1 087 365,79 CH1903+_LV95



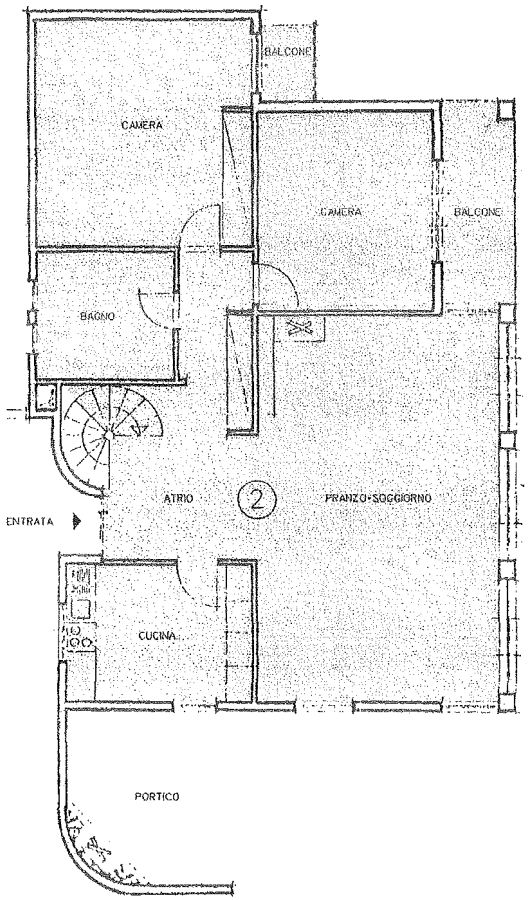
Comune di Morcote - Ortofoto

Erstellt für Maßstab	1:500
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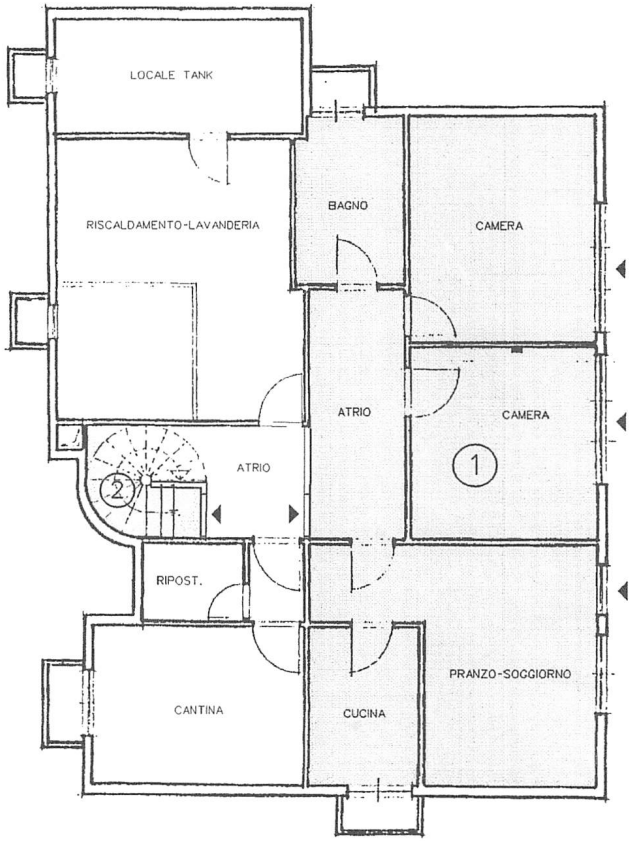
PIANO RIALZATO



P.P.P. No. (2): Atrio, cucina, bagno, 2 camere, pranzo-soggiorno, 2 balconi.

RESTO PARTE COMUNE

PIANO SEMINTERRATO



P.P.P. No.(1): Atrio, bagno, cucina, 2 camere, pranzo-soggiorno.

P.P.P. No.(2): Scala.

RESTO PARTE COMUNE