



CH-6922 Morcote, Riva di Cantin da Figin 12

Holiday Home - Charming Historic Villa facing Lake Lugano

CHF 1,400,000.-

SEQUOIA
CONSULTING

Property description

The villa can be sold as a primary residence, a secondary residence, or a holiday home.

In Morcote, in a prime lakefront location, we offer for sale a charming patrician house from the early 1900s with direct views of Lake Lugano, set in a context of particular scenic and historical value.

Building with fine finishes in the period of construction with stucco and frescoes, it is located in a renowned area with a tourist vocation, well served by infrastructure and services: stores, grocery stores, post office, schools, restaurants and bars are within easy reach. Major shopping centers are also about 5 km away, while Lugano is about 9 km away and can be reached in 15 minutes by car.

The municipality is well connected by public transport, thanks to the postbus lines, and the Melide train station can be reached in about 10 minutes.

The house has 3 floors above ground plus an attic (loft) and features fine historic architecture, with traditional masonry facades, natural stone elements, arched porticoes, balconies and terraces facing the lake.

GROUND FLOOR:

Atrium/entrance hall, technical room, large vaulted wine cellar.

FIRST FLOOR:

Large atrium with stairwell, large living room with fireplace, separate kitchen, WC service with washer-dryer column, panoramic terrace facing the lake, extreme courtyard. Rooms characterized by significant interior heights and arched openings.

SECOND FLOOR:

Sleeping area consisting of 3 bedrooms, a bathroom and balcony overlooking the lake.

ATTIC: Attic.

CAR PARKS: 2 outdoor parking spaces.

PLANTS AND EQUIPMENT:

- Heating: pellet stove in the living room.
- Heating system: there is a central heating system with radiators, currently not in use due to no boiler installed.
- Hot water: centralized with boiler in the utility room.

MAINTENANCE STATUS:

The property is in good overall condition, with considerable scenic impact and a strong architectural identity, embellished with historical elements of great value and charm. However, some renovation work remains **to be done. The original construction features and period finishes give the property an authentic, distinctive and timeless**

character.

However, renovations and modernization are planned, aimed at further enhancing the property and bringing it up to contemporary living standards

Costs for the renovation:

The estimated costs for the renovation amount to at least CHF 700'000.-

Due to its location, type and architectural uniqueness, the property represents **a rare opportunity for connoisseurs and lovers of historic residences**, looking for a charming residence directly overlooking the lake. The prime landscape setting, open views of the water and surrounding mountains, together with the authentic charm of the patrician home, give the property an exclusive and timeless character

Characteristics

Availability	To agree	Year of construction	1910
Type	Villa	Latest renovations	1975
Reference	0956	Living area	160 m²
Second home	Authorized	Ground surface	210 m²
Rooms	4.5	Total surface	203 m²
Bedrooms	3	Terrace surface	21 m²
Bathrooms	2	Parking spaces	2

Object Price	CHF 1,400,000.-
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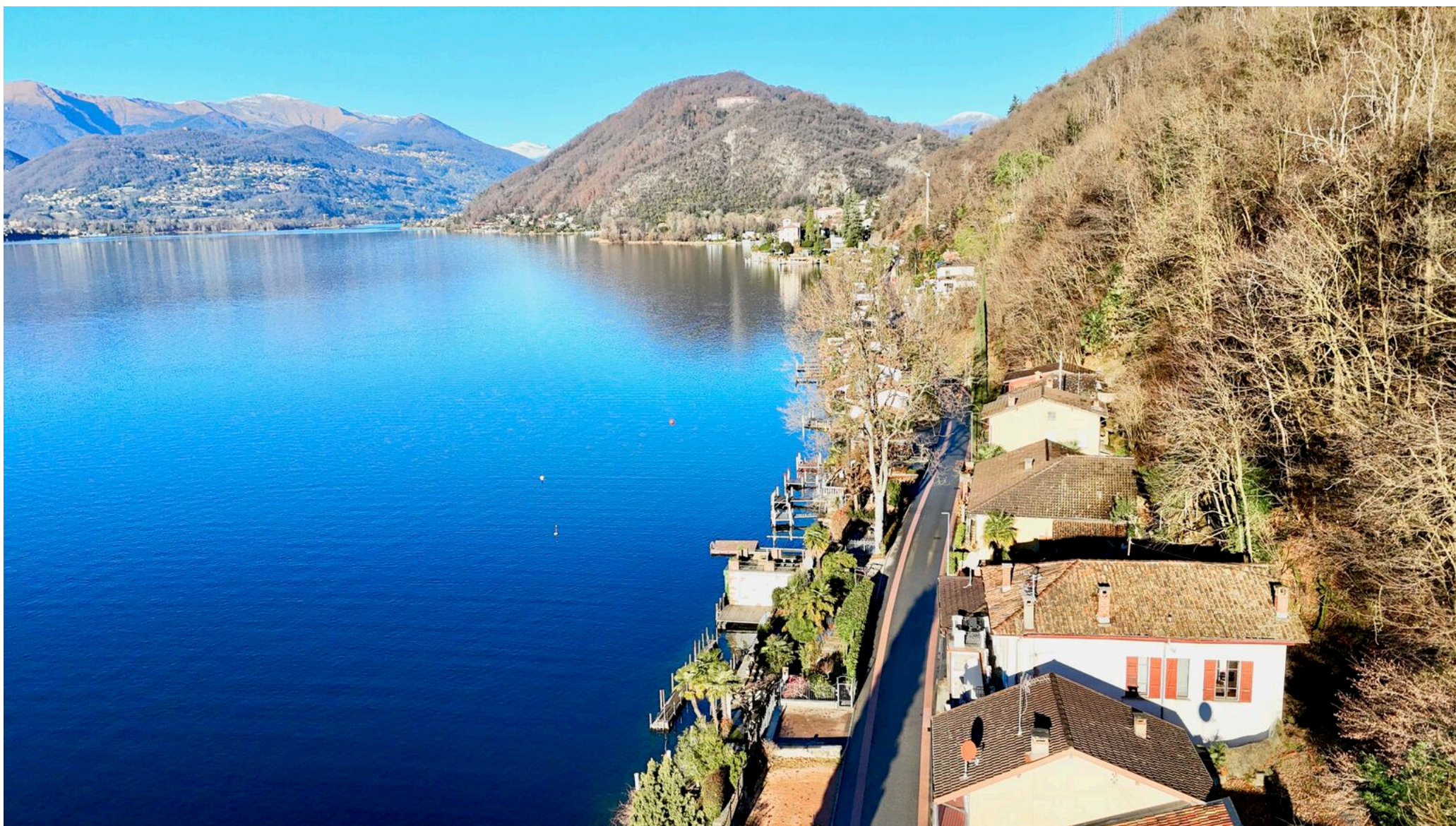
Number of parkings

2x Total

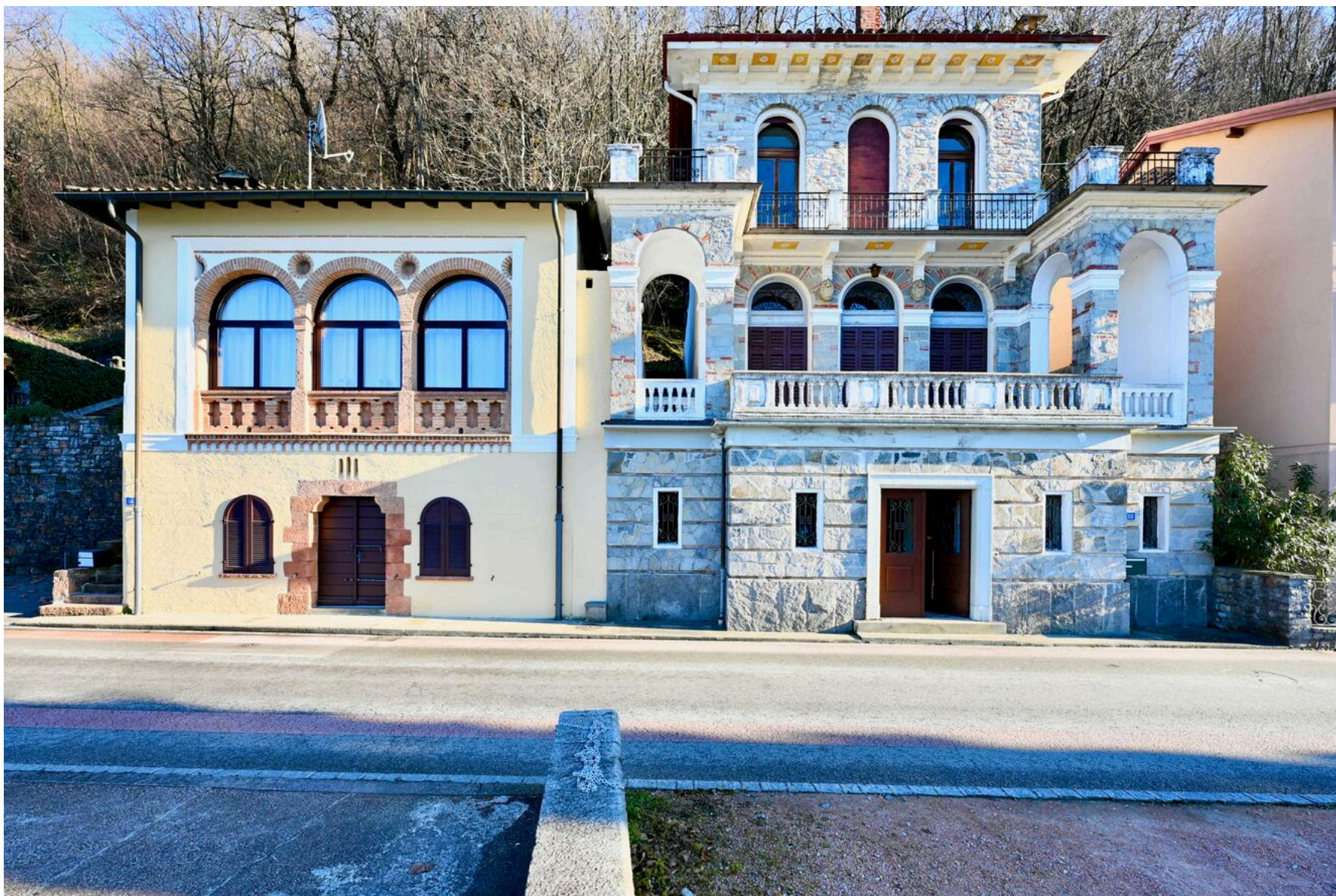
Exterior view











Interior view







Exterior view

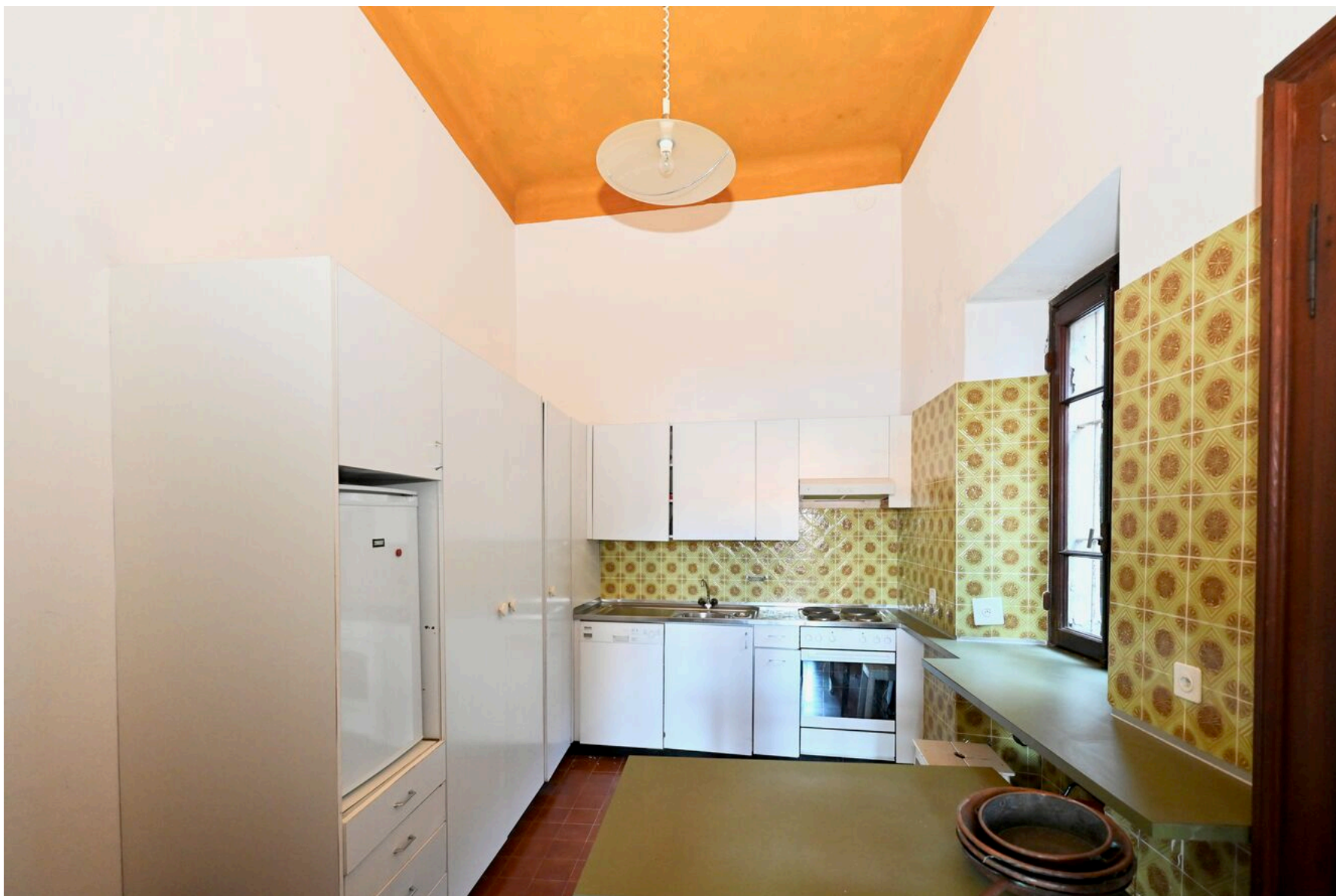


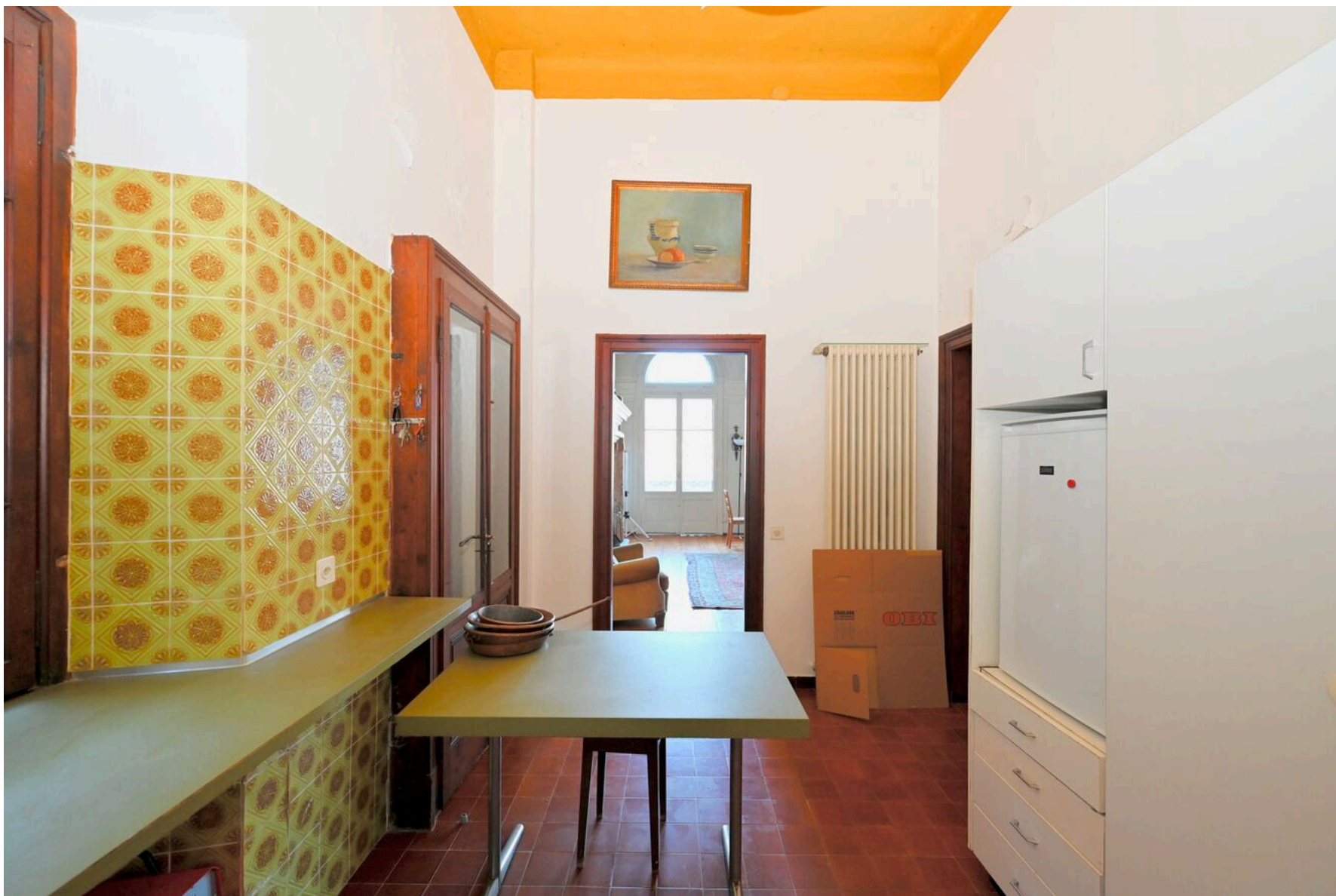


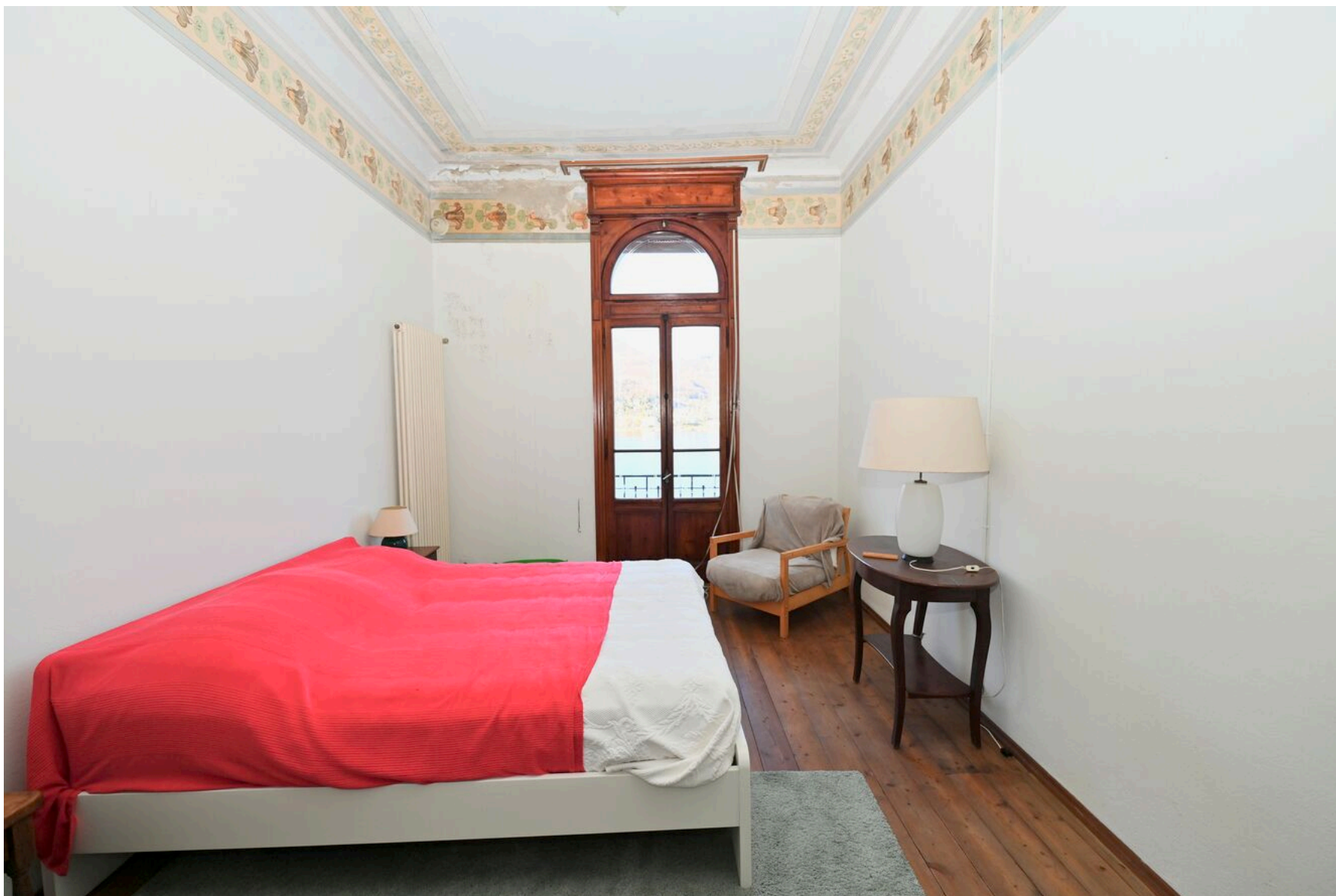


Interior view

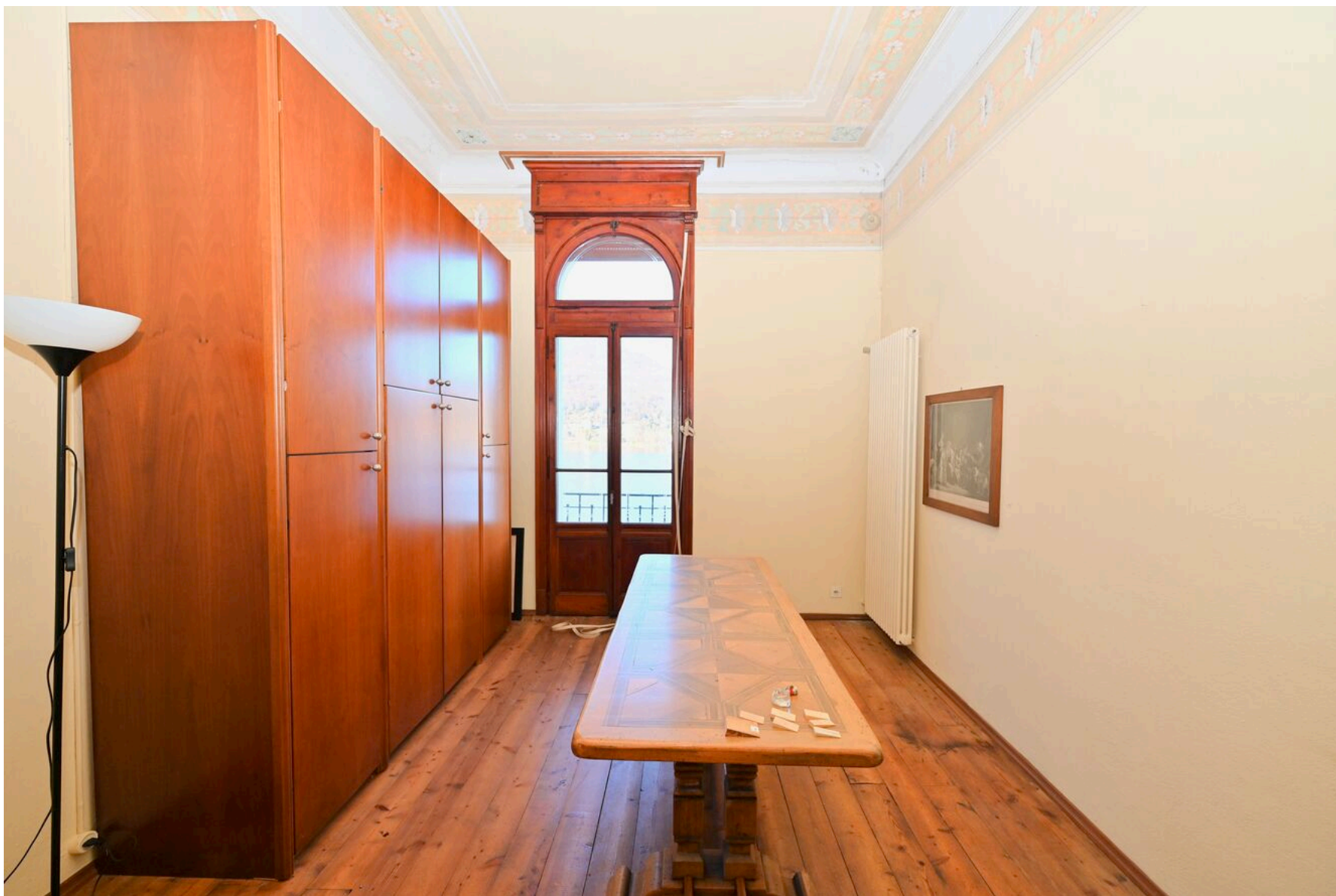


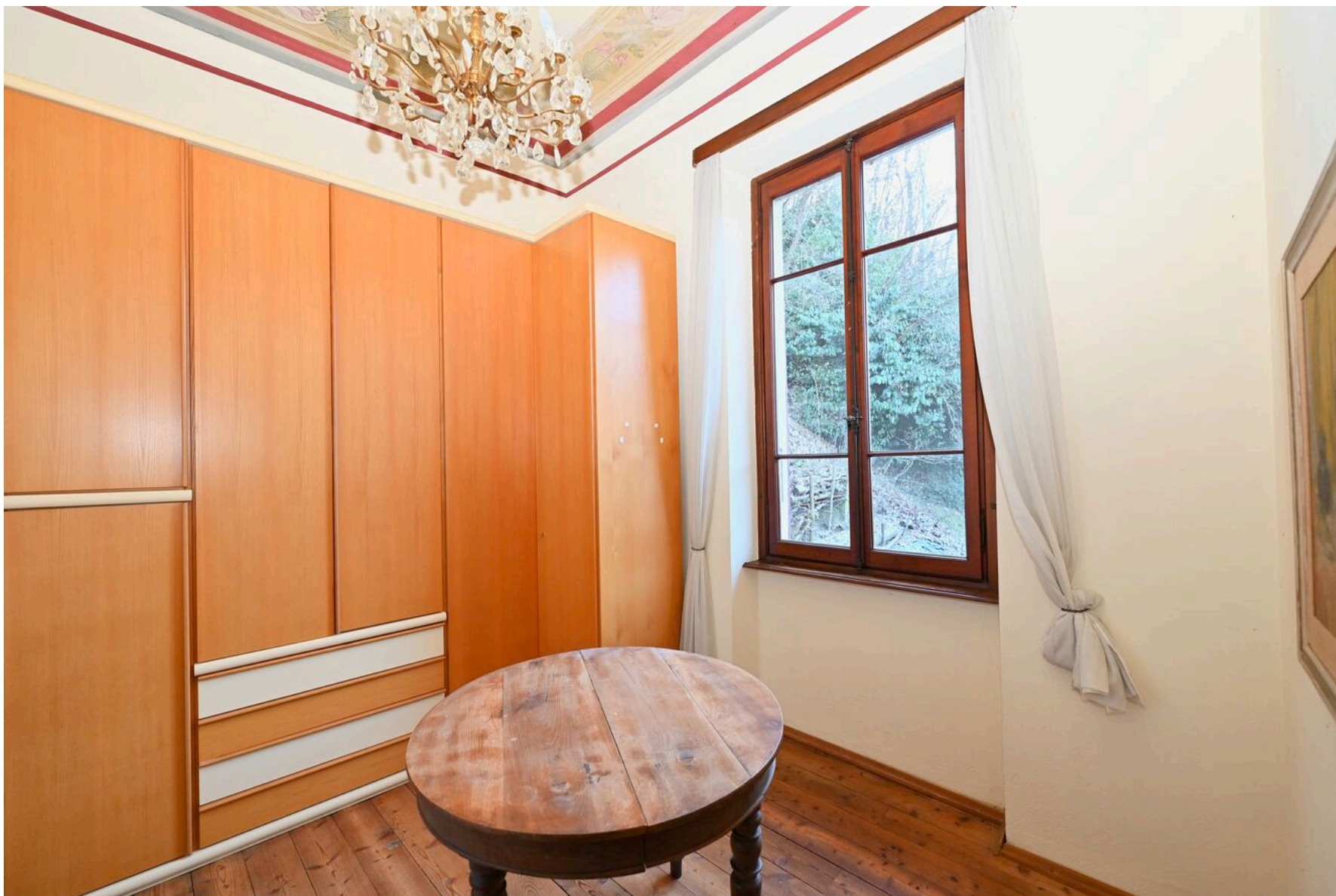


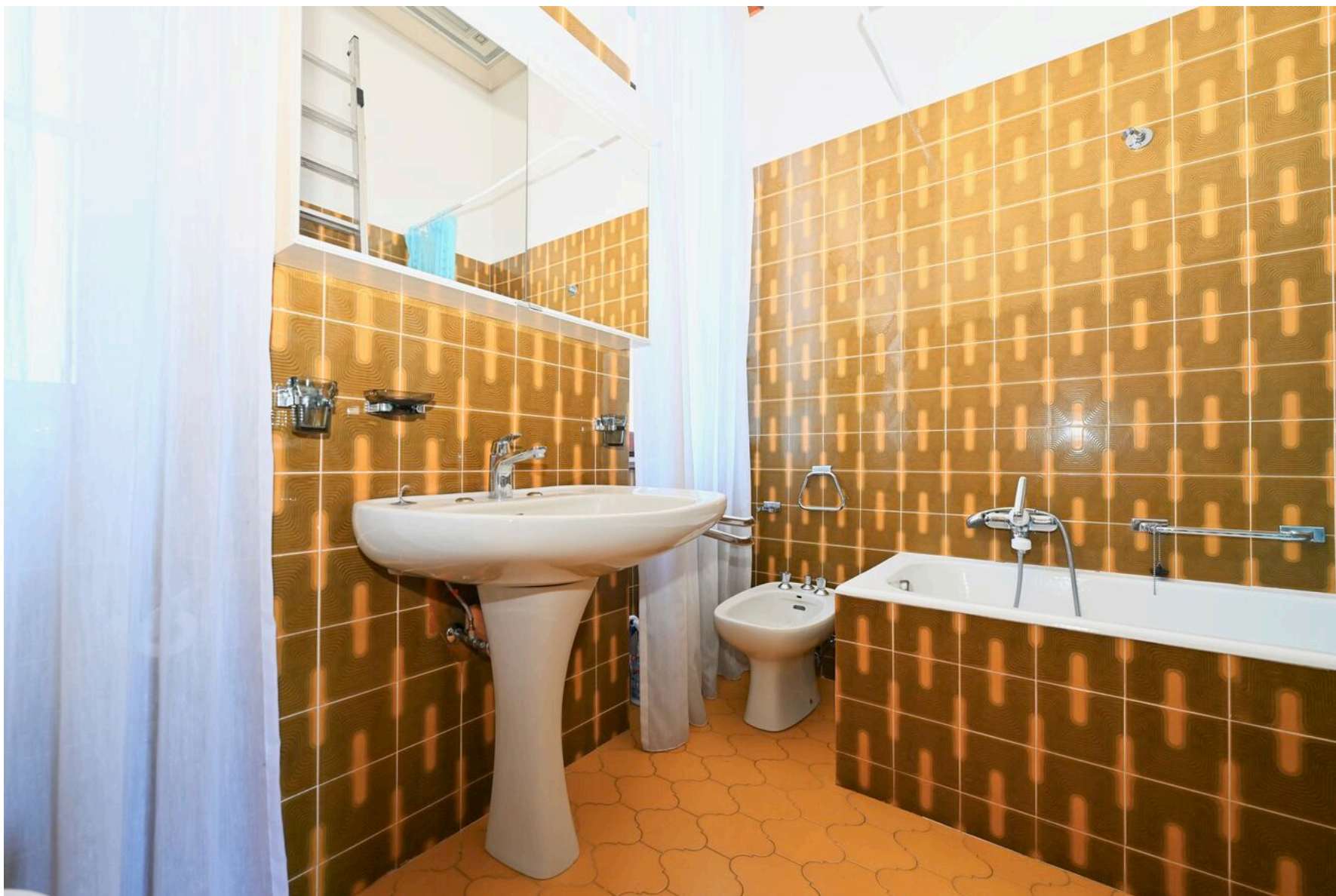




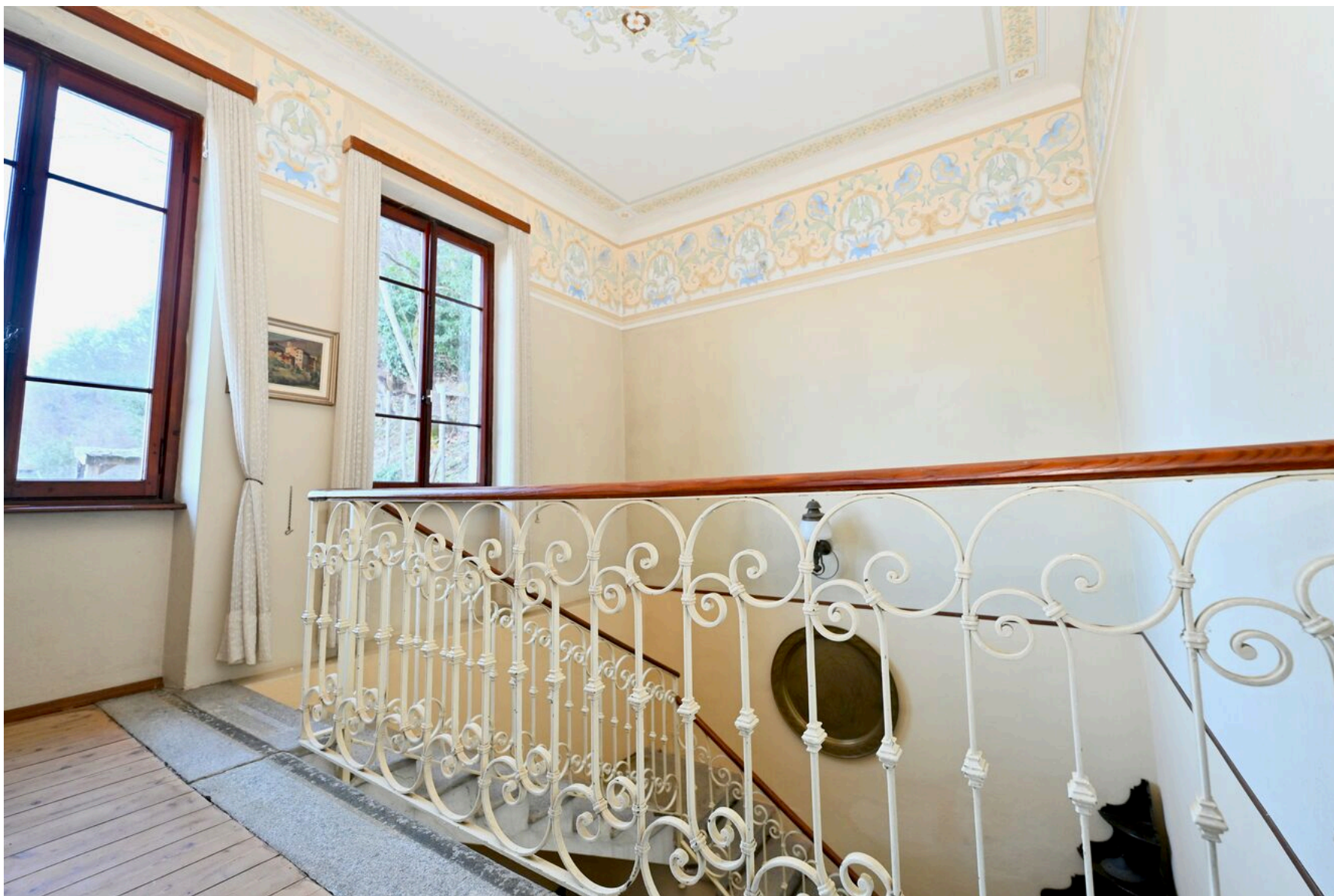














Picture(s)



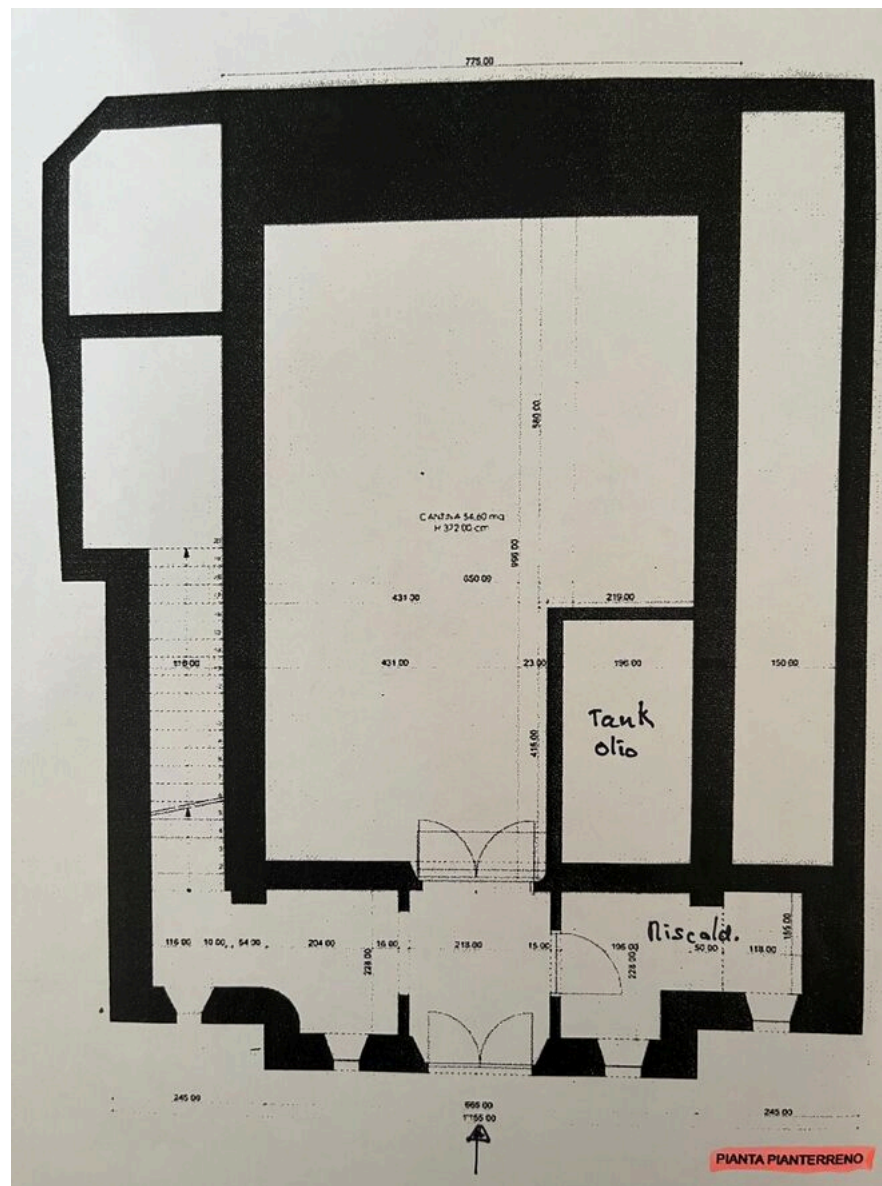
Interior view



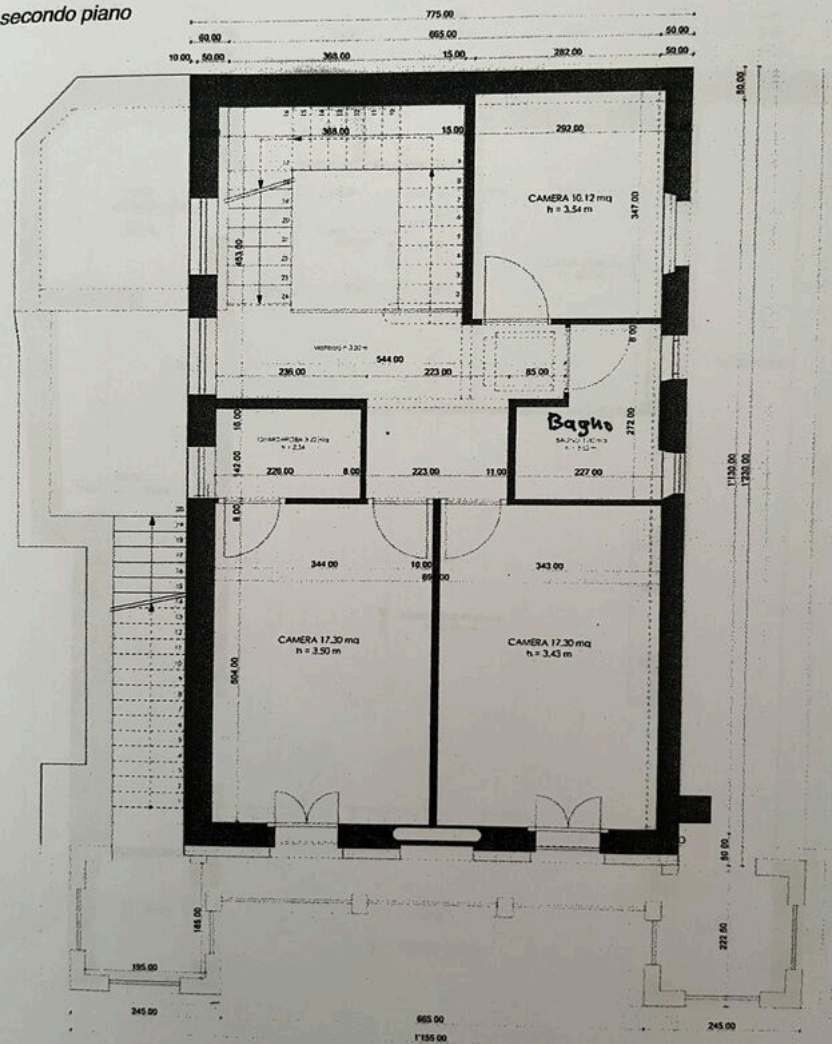


Estratto del Catasto delle restrizioni di diritto pubblico della proprietà (Catasto RDPP)

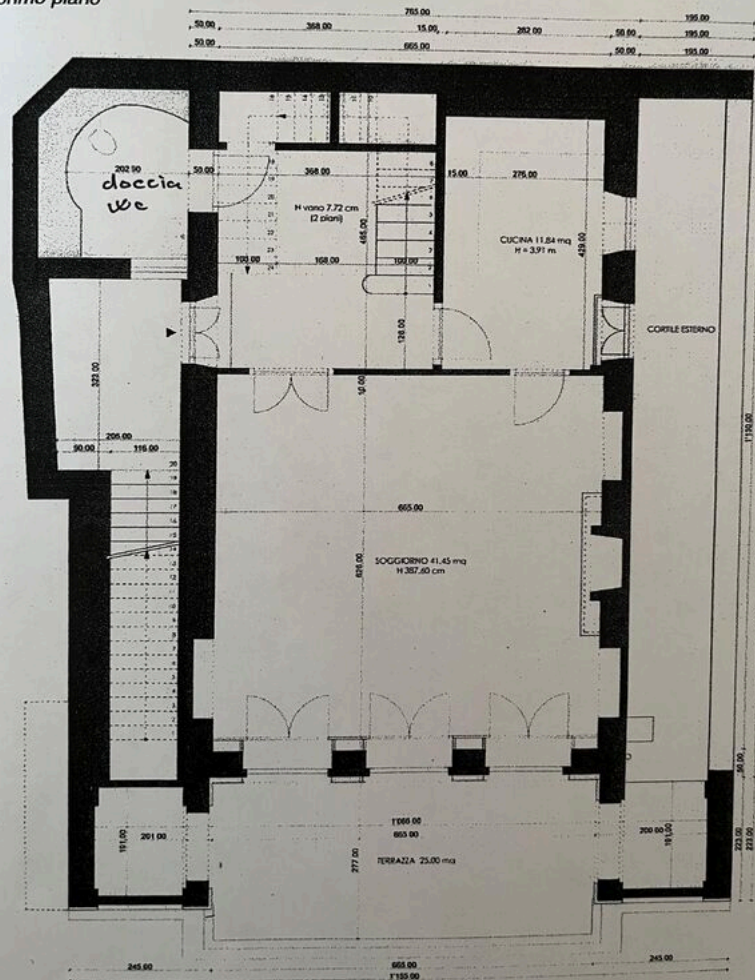




secondo piano



primo piano



PIANTA PRIMO PIANO

Contact

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Notes
