



CH-6933 Muzzano, Contrada Antica 13

Elegant Charming Villa with Garden and Lake View

CHF 3,500,000.-



Property description

Located in a quiet and historic residential setting in Muzzano, this beautiful and charming villa offers privacy, comfort and a pleasant view of the lake.

The property enjoys a strategic and well-served location: in the immediate vicinity are the charming Lake Muzzano, the renowned American school TASIS, the main services and convenient connections that allow quick access to Lugano city center and all city infrastructures.

Built in 1960, the property was completely renovated in 2005, keeping intact the original architectural charm and enhancing authentic details that combine tradition and contemporary elegance. Wooden ceilings, frescoes, fine floors and numerous custom-made furnishings lend character and sophistication to the rooms.

The bright and cozy interior spaces are enhanced by large windows that provide a splendid view of the flat and manicured garden, the lake and the surrounding landscape, perfectly integrated with nature and the mountains.

The property has 6.5 rooms distributed on 3 levels, with a living area of about 220 m², a gross area of about 350 m², and a plot of 442 m².

Ground floor and mezzanine - living area

- * Spacious living room with double height and direct access to the garden.
- * Dining area
- * Fully equipped modern kitchen with high quality appliances.
- * Study
- * Bedroom with bathroom

First floor and gallery - sleeping area

- * Master bedroom with private bathroom and walk-in closet.
- * Second bedroom
- * Additional bathroom
- * Several built-in closets

Piano interrato

- * Bathroom
- * Available room with independent external access
- * Laundry room
- * Wine cellar
- * Technical room

Parking spaces:

1 outdoor parking space, with the possibility of renting a second parking space in the garage.

The villa represents an ideal solution for those who want to live in an exclusive and private environment, where the charm of the past meets modern comfort.

Characteristics

Availability	To agree	Year of construction	1960
Type	Villa	Latest renovations	2005
Reference	1211	Living area	350 m²
Rooms	6.5	Ground surface	442 m²
Bedrooms	4	Parking space	1
Bathrooms	3		

Object Price **CHF 3,500,000.-**

Number of parkings

1x Total

Exterior view







Interior view





Exterior view



Interior view

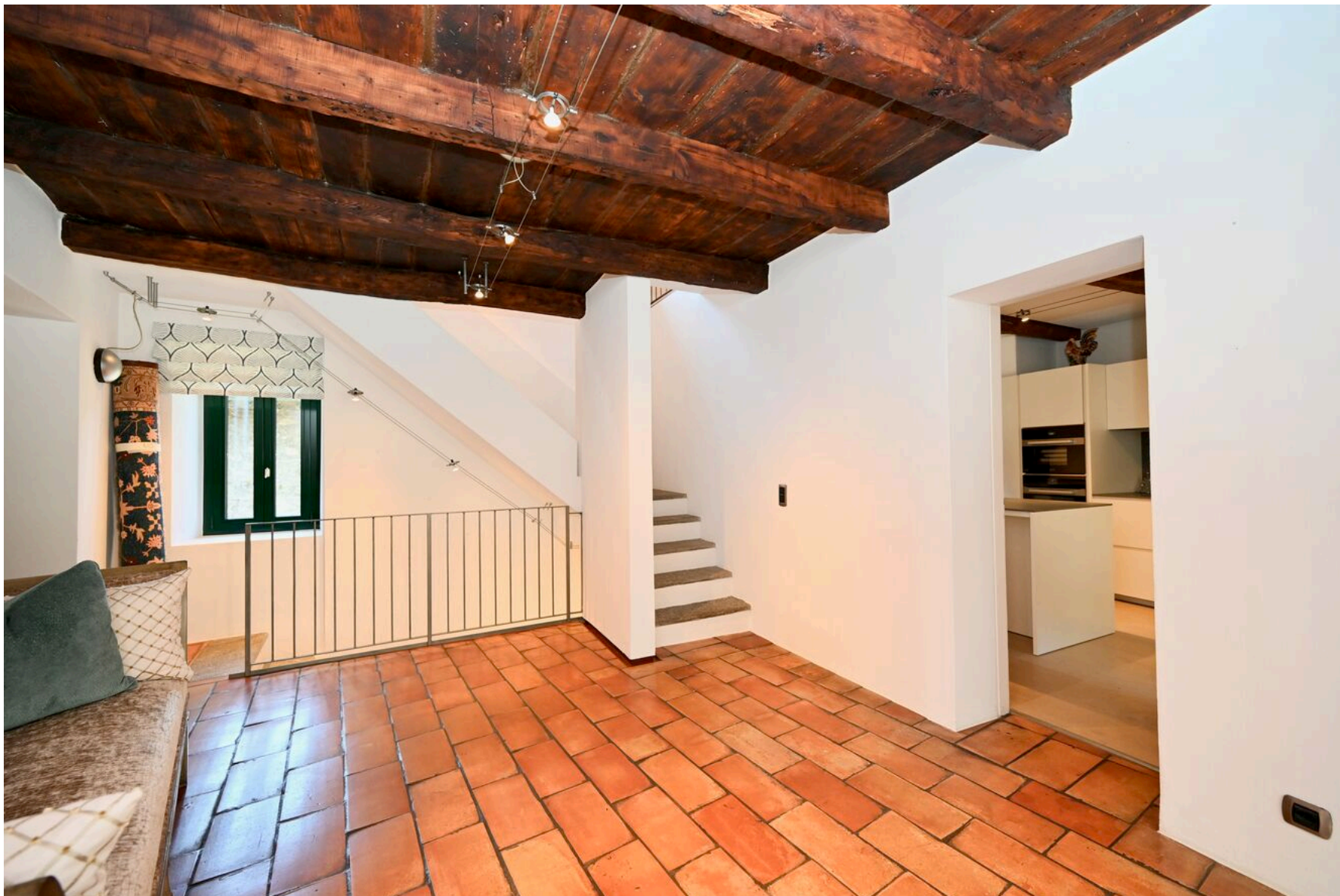




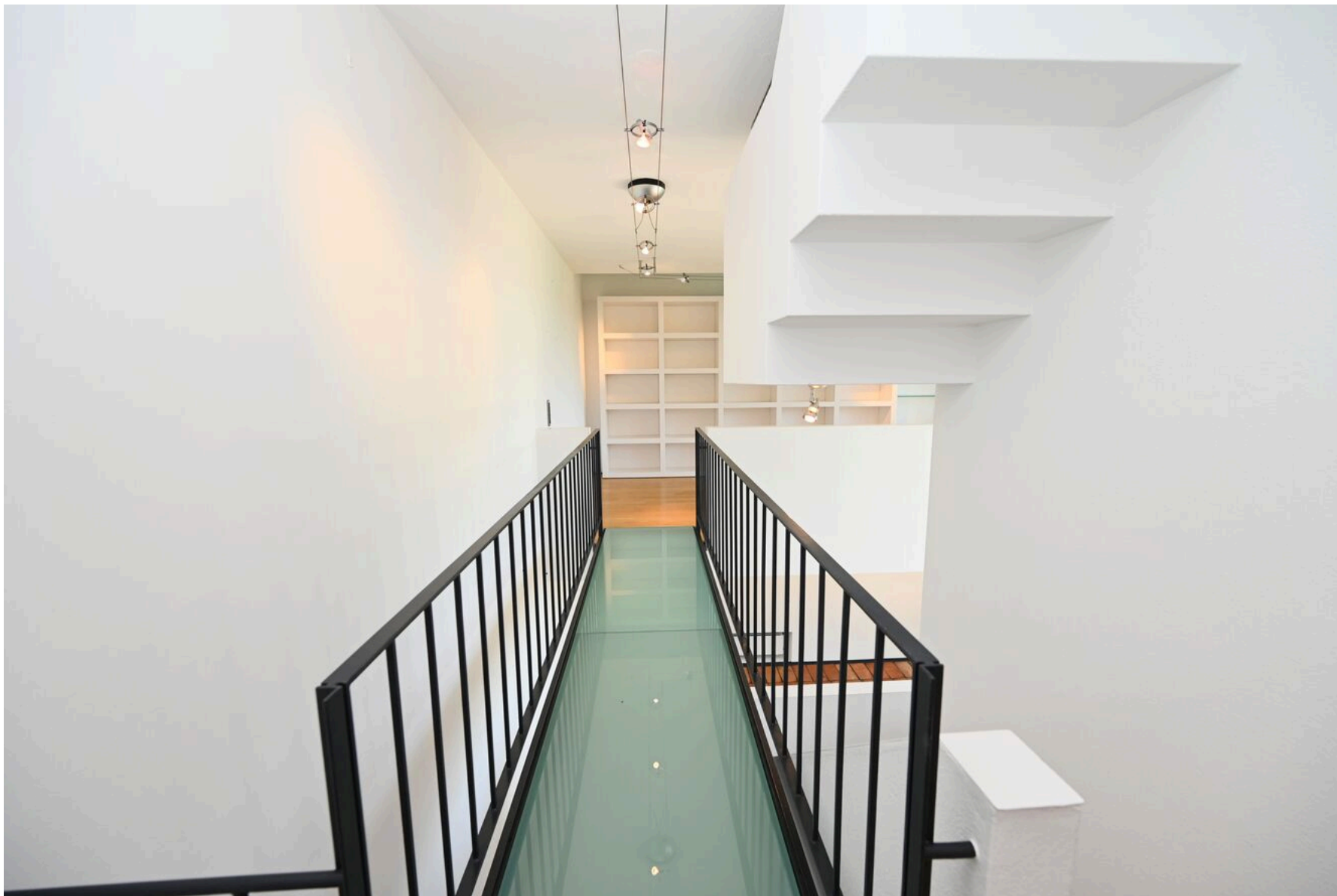






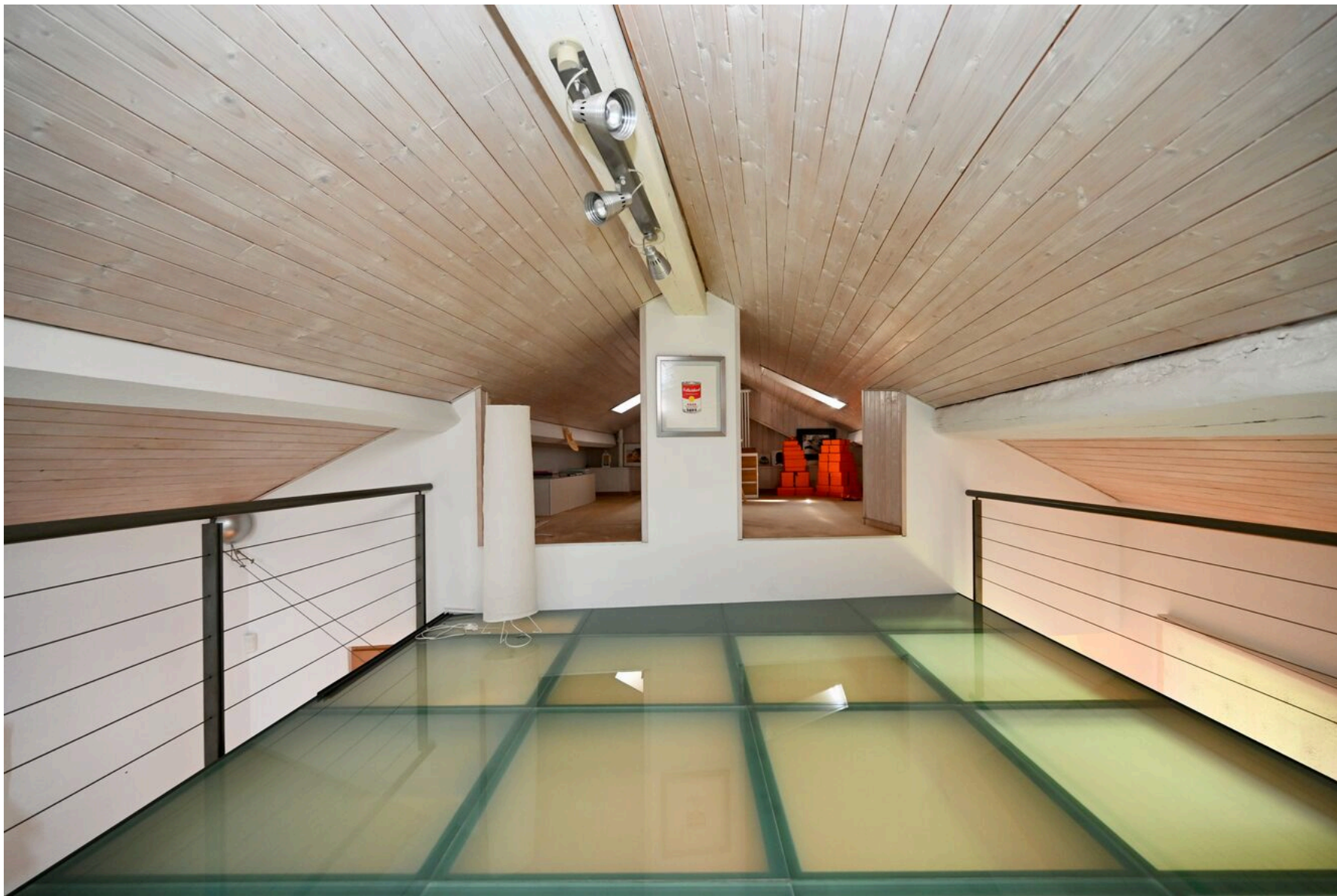








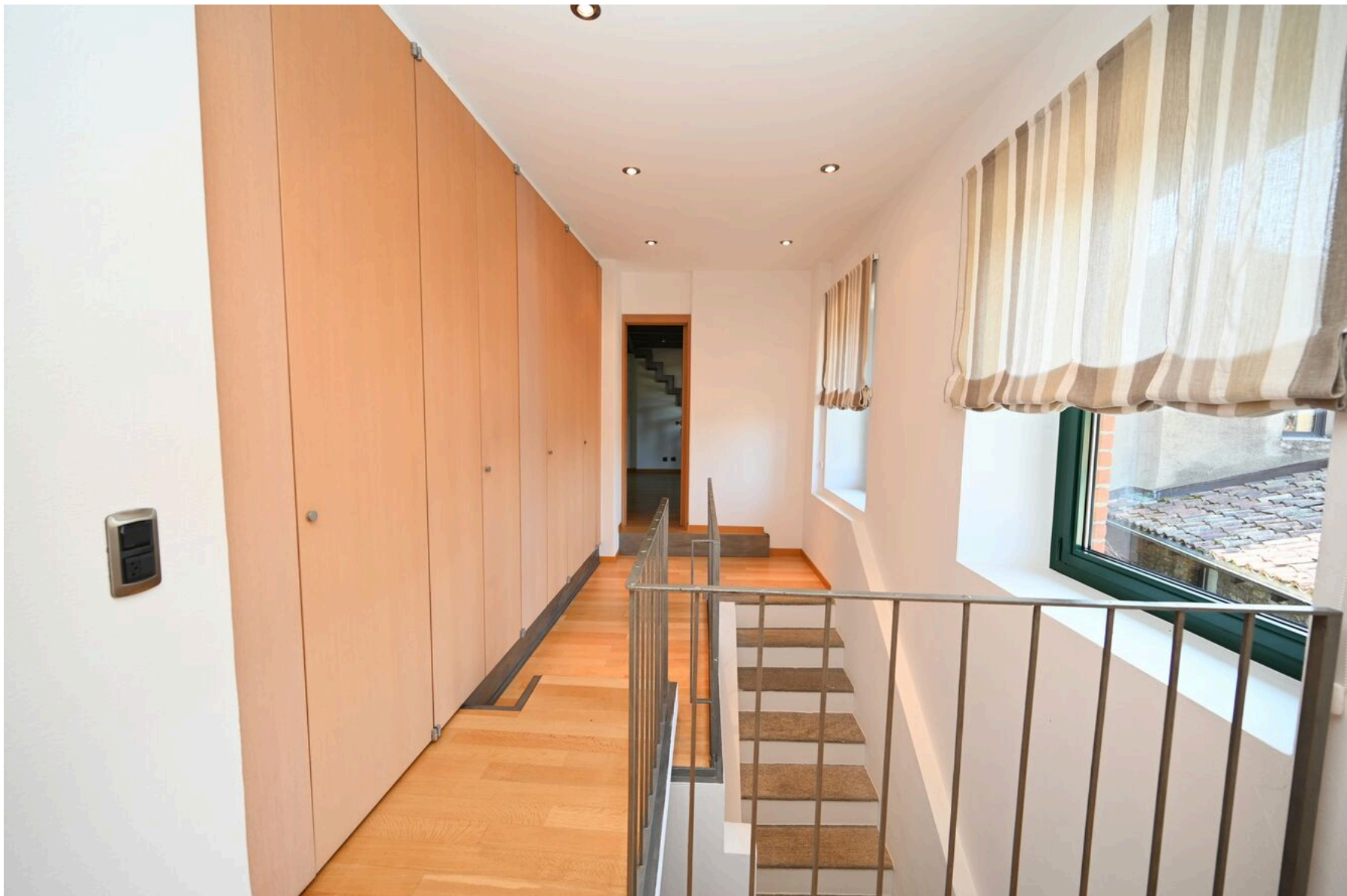














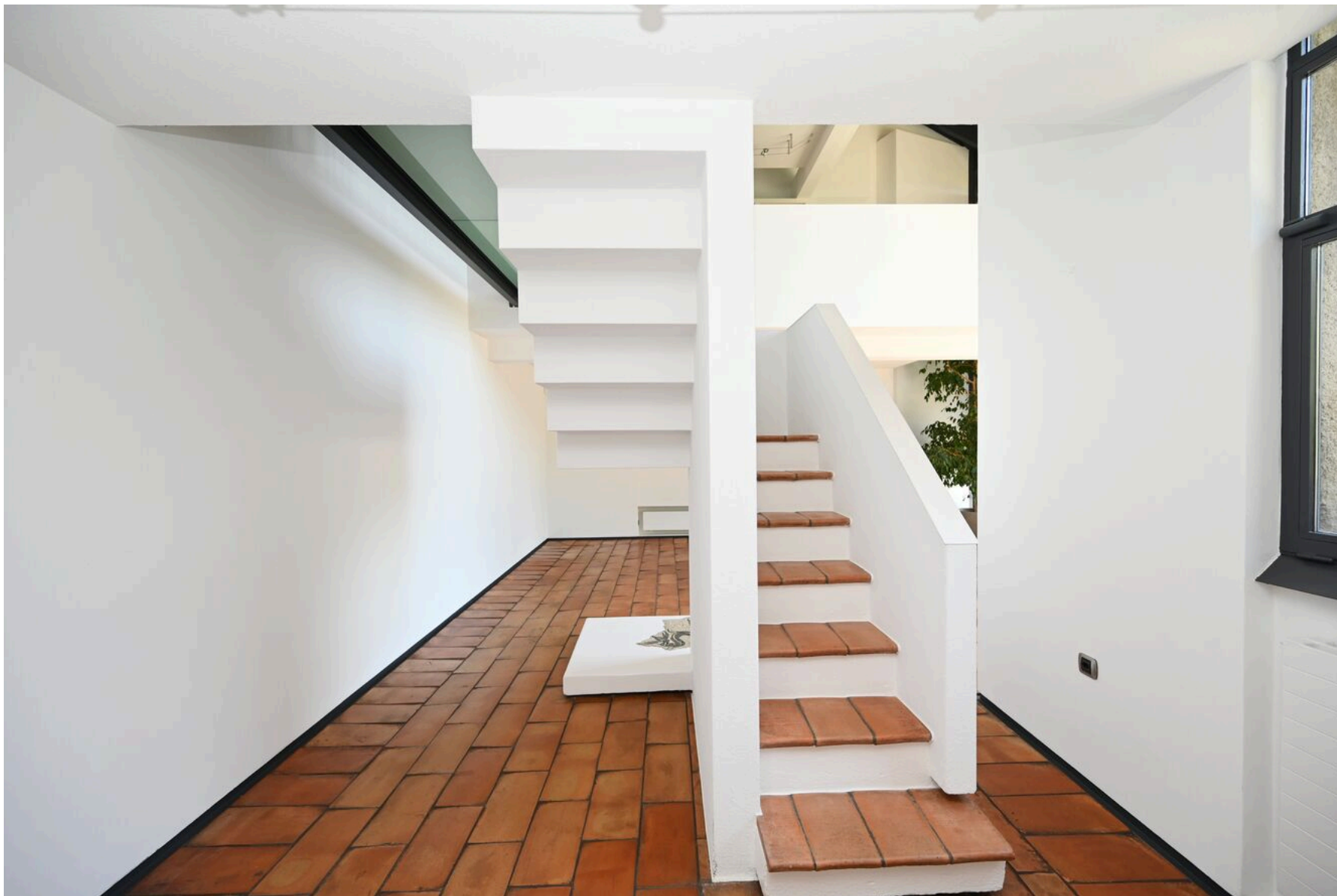




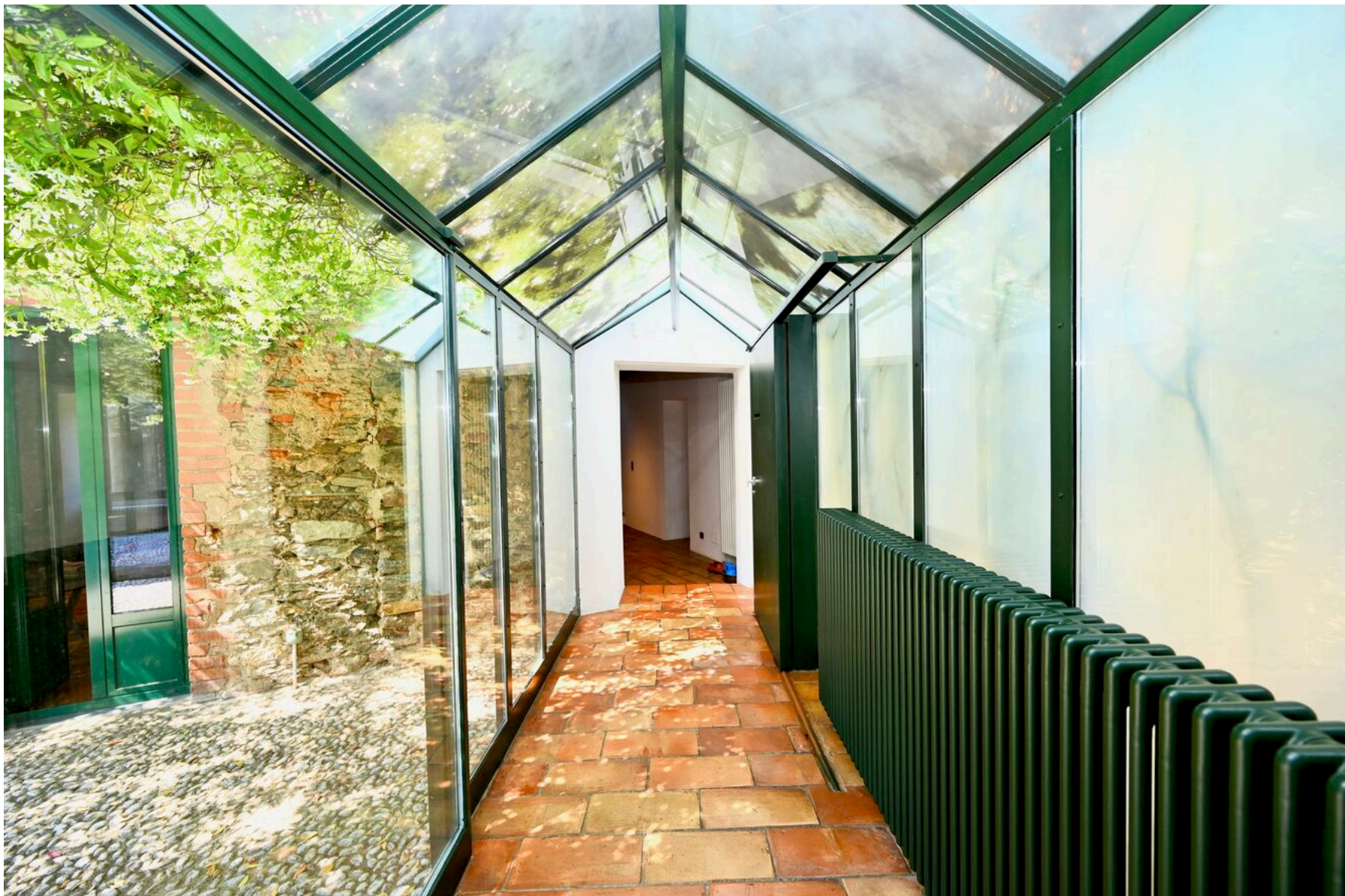














Exterior view







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Notes
