



FOR SALE

CH-6912 Pazzallo, Via Minudra 8

Property with Building Land and House for Renovation

CHF 840,000.-

SEQUOIA
CONSULTING

Property description

Highlights:

- Very quiet residential context
- Interesting potential for expansion or new construction

In the residential neighborhood of Pazzallo, renowned for its tranquility and proximity to the center of Lugano, we propose a property surrounded by greenery, located at about 423 m a.s.l. on the slopes of Monte San Salvatore. The location is particularly appreciated because, despite being slightly away from the city, it allows to reach the center of Lugano in a few minutes by car, while offering a natural setting and a varied and fascinating landscape.

The property is located in a privileged residential area, at the end of a dead-end street, a condition that guarantees maximum quiet and absence of traffic. The plot, of about 1,004 m², is partly flat and partly slightly sloping. The richly planted garden features lush and typically Mediterranean vegetation, enhanced by numerous palm trees.

The location is also ideal for families: the preschool is about 240 meters away, while schools, stores and public transportation stops are about 500 meters away. Also within walking distance are the famous Grotto San Salvatore and the funicular that leads to Mount San Salvatore.

The current building has a living area of about 87 m², consisting of living area with access to the garden, kitchen, bathroom, and two bedrooms.

At the entrance to the garden is a garage for 1 parking space.

From an urban planning point of view, the property offers **ample possibilities for development**: in fact, it is possible to either proceed with **a renovation of the existing with an extension**, or to design and build **a new single-family dwelling** according to one's needs and tastes.

This proposal represents an ideal solution for those who are looking for an independent, quiet home surrounded by greenery, without sacrificing proximity to the center of Lugano. With appropriate interventions or a new construction, the property can turn into a real residential bijou.

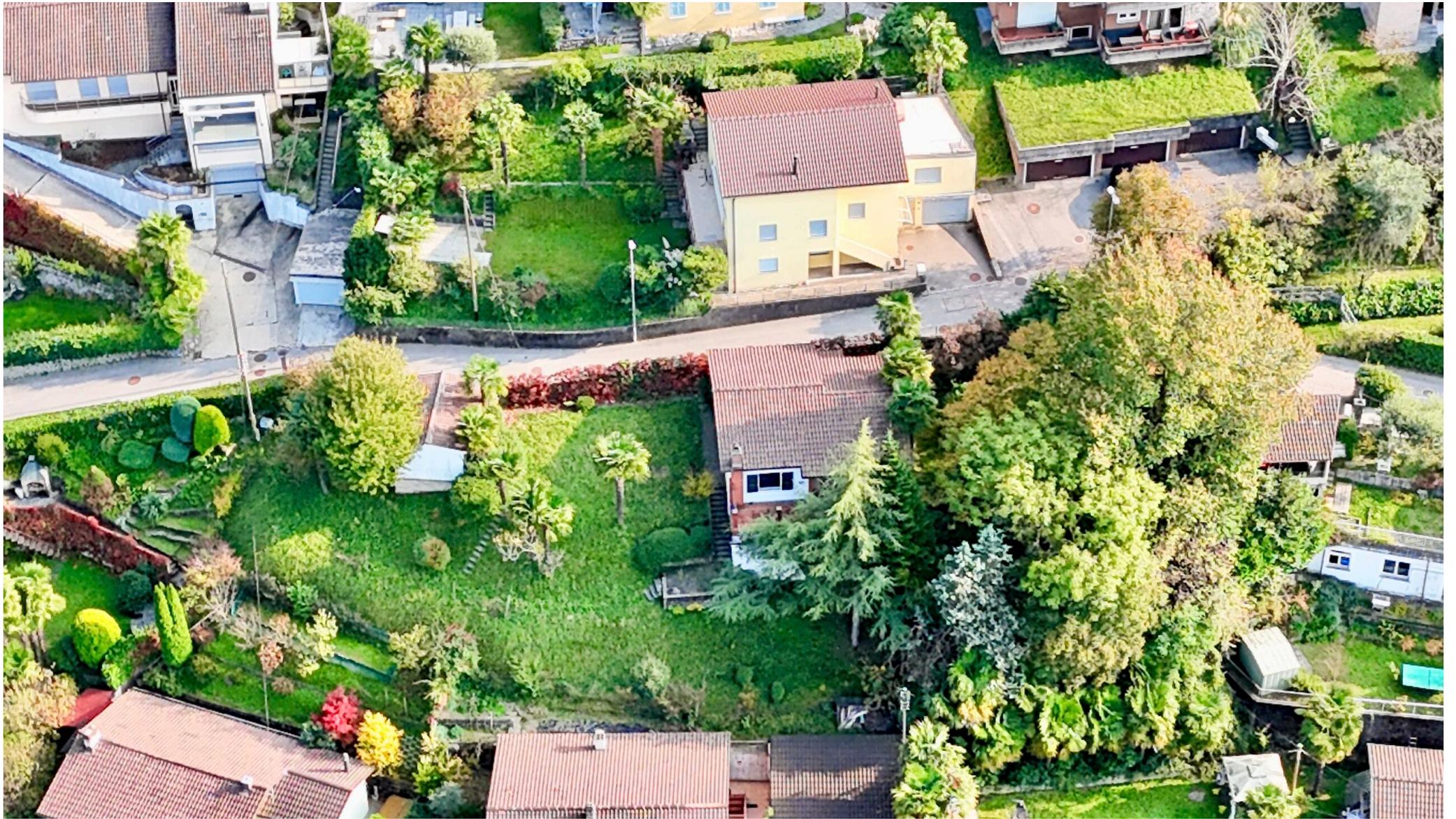
Characteristics

Availability	To agree	Bathroom	1
Type	Villa	Living area	87 m²
Reference	4755	Ground surface	1,004 m²
Rooms	3.5	Parking space	1
Bedrooms	2		

Object Price	CHF 840,000.-
Number of parkings	
1x Total (incl.)	

Exterior view







Interior view





Exterior view



Contact

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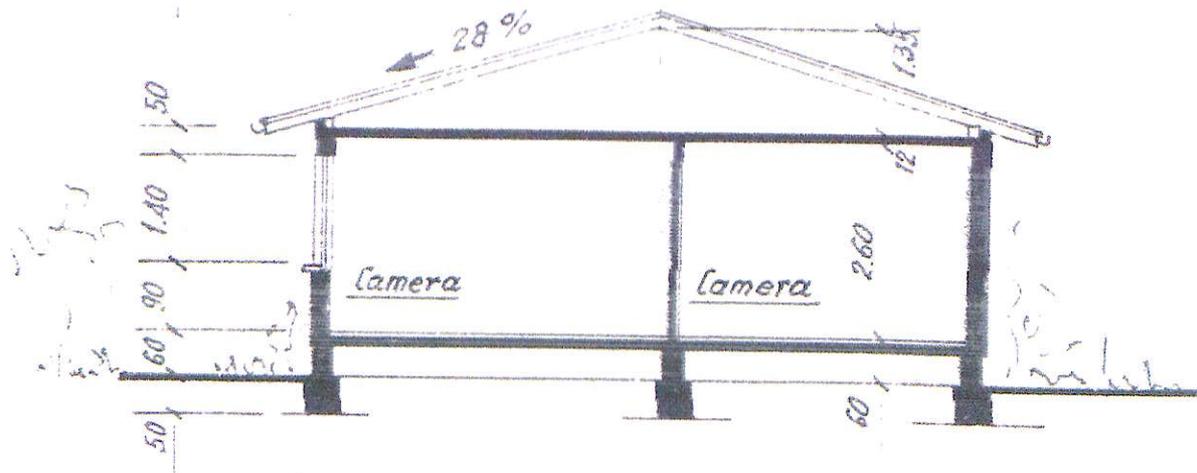
Notes

**PROGETTO COSTRUZIONE VILLETTA
PER VACANZE**

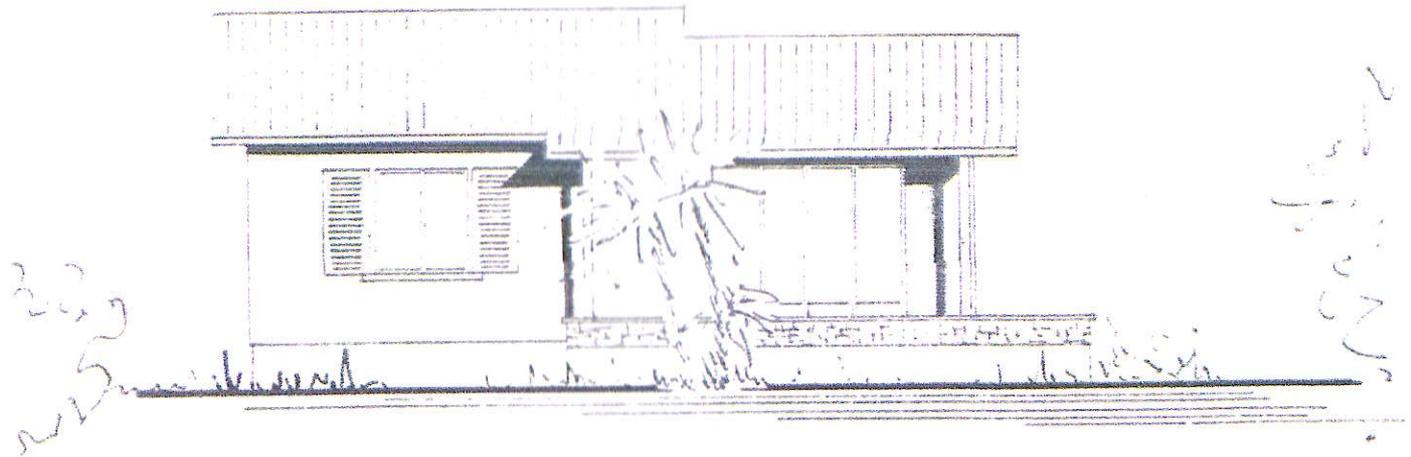
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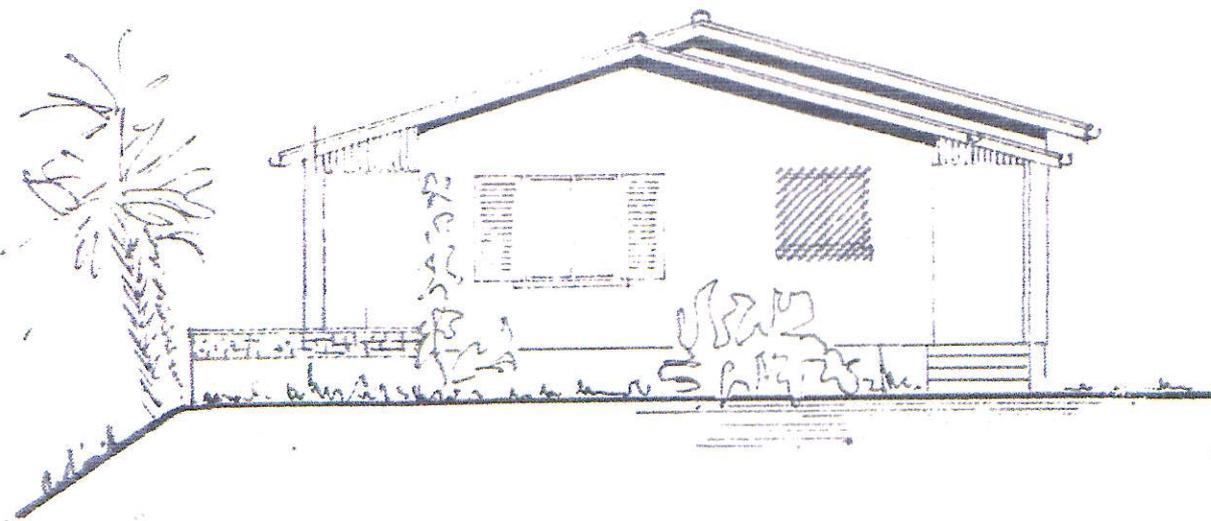
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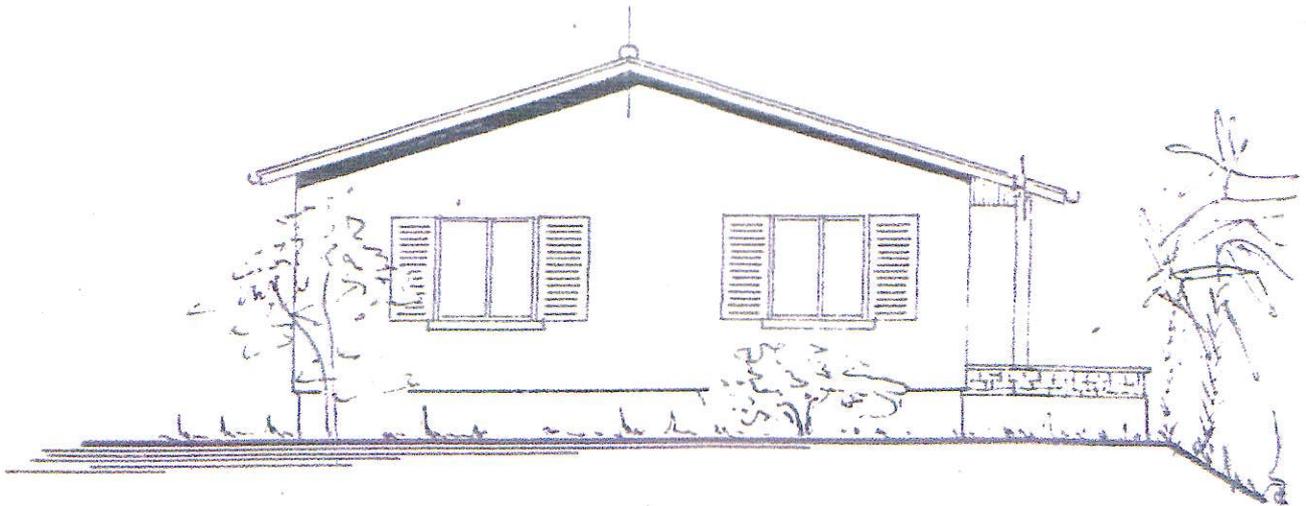
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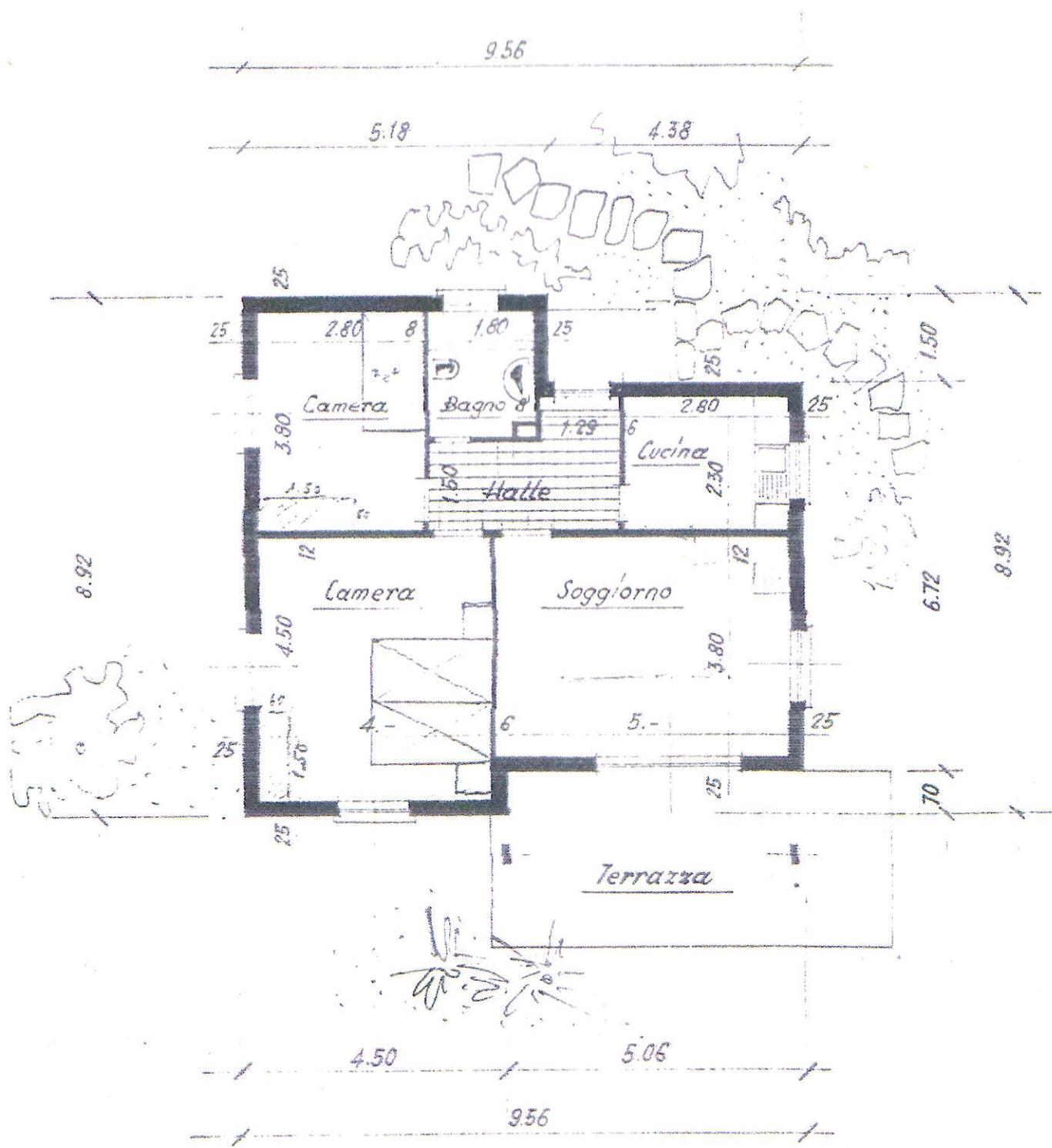
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PIANTA DELLA VILLA