



FOR SALE

CH-6988 Ponte Tresa, Via San Bernardino 7

Prestigious 19th Century Villa Borghese with Lake View in Ponte Tresa

CHF 2,100,000.-



Property description

A prestigious 19th century bourgeois villa with a magnificent view of the lake, in a residential area surrounded by greenery

In a central and elevated position, within a quiet residential area surrounded by a green park, we offer a splendid bourgeois villa dating back to 1800, characterized by large spaces, historical charm and a wonderful view of the lake.

The property stands out for its architectural elegance, the brightness of the rooms and the attention to detail.

Restored in 2011 with high-quality materials and finishes, the villa is developed on several levels: two main living floors, a mezzanine floor, a large attic and a basement floor.

The interior finishes are particularly refined: in the sleeping area there is parquet flooring, while the living areas, bathrooms and kitchen are embellished with selected marble with satin finish.

The original flooring in marble terrazzo with decorated bands has been preserved in the entrance and on the landings, enhancing the historical character of the residence.

The bathroom and kitchen wall coverings are made of marble slabs and mosaics, enriched with mosaic

and/or strip gold and platinum inserts.

The heating system is with radiant panels and radiators, powered by gas.

The kitchen and laundry are equipped with high-end appliances from Zug and Liebherr. The custom-made kitchen furniture was made by Valcucine.

The property also includes 4 outdoor parking spaces, an elevator, a Tecnoalarm alarm and video surveillance system, ensuring comfort and safety.

An exclusive residence, ideal for those who want to live in an elegant, private and charming environment, without sacrificing the convenience of a central location and the beauty of a unique lake view.

Characteristics

Availability	To agree	Heating type	Gas
Type	Villa	Heating installation	Radiator
Reference	7713	Condition of the property	Good
Rooms	7	Living area	373 m²
Bedrooms	3	Ground surface	935 m²
Year of construction	1800	Parking spaces	4
Latest renovations	2003	Parking places	Yes, obligatory

Object Price	CHF 2,100,000.-
Number of parkings	
4x Total	

Conveniences

Neighbourhood

> City centre

> Lake

Outside conveniences

> Parking

Inside conveniences

> Lift/elevator

Orientation

> East

View

> Nice view

> Lake

> River

> Garden

> Park

Exterior view













BETTINA MUSATTI



Interior view



BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI







BETTINA MUSATTI



BETTINA MUSATTI



BETTINA MUSATTI





BETTINA MUSATTI

Exterior view



Interior view



BETTINA MUSATTI

Exterior view



BETTINA MUSATTI





Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Ferrari Fabio
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
