



CH-6948 Porza, Via delle Scuole 1b

Elegant Cottage with a Garden, Spacious Terrace, and Unobstructed View

CHF 1,290,000.-

SEQUOIA
CONSULTING

Property description

In Porza, in a quiet and secluded residential area, we are offering for sale a charming single-family home surrounded by greenery—ideal for those seeking privacy, comfort, and generous living spaces just a few minutes from Lugano.

Built in 2001 and extensively renovated in **2020**, the property is in excellent condition and has benefited from numerous modernizations, including **new windows, a garage door, the bathrooms, and a modern heat pump**.

The villa offers approximately 132 m² of gross floor area, in addition to approximately 62 m² of basement space, and sits on a 327 m² lot.

The ground floor features a spacious and bright living area, consisting of a living room with a dining area, a kitchen, and a bathroom. The large windows open directly onto the spacious terrace and garden, creating a pleasant flow between indoors and outdoors and making the space particularly welcoming and ideal for daily life and social gatherings.

The upper floor features **3 bedrooms and a bathroom**. The charming ceilings with exposed wooden beams lend the rooms a warm and inviting atmosphere, while a pleasant balcony completes the floor, offering additional outdoor space.

The property also features **a heated hobby room**, which is particularly versatile and can be used as a fitness space, study, or recreational area.

Comfort is ensured by **a modern air-source heat pump** with coil heating, which is also installed in the hobby room.

The outdoor spaces are one of the home's highlights: a spacious terrace, perfect for outdoor lunches and relaxation, is sheltered by tall hedges that ensure excellent privacy. A lovely garden and a balcony on the upper floor round out the property.

Finally, the villa features **2 parking spaces in the garage and 3 additional outdoor parking spaces**.

The tax multiplier for the municipality of Porza is not set at 56%

Characteristics

Availability	To agree	Latest renovations	2020
Type	Villa	Heating type	Heat pump
Reference	3155	Heating installation	Floor
Rooms	4.5	Living area	132 m²
Bedrooms	3	Ground surface	327 m²
Bathrooms	2	Total surface	194 m²
Year of construction	2001		

Object Price	CHF 1,290,000.-
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Number of parkings

2x Interior

3x Exterior

Exterior view





Interior view



























Exterior view











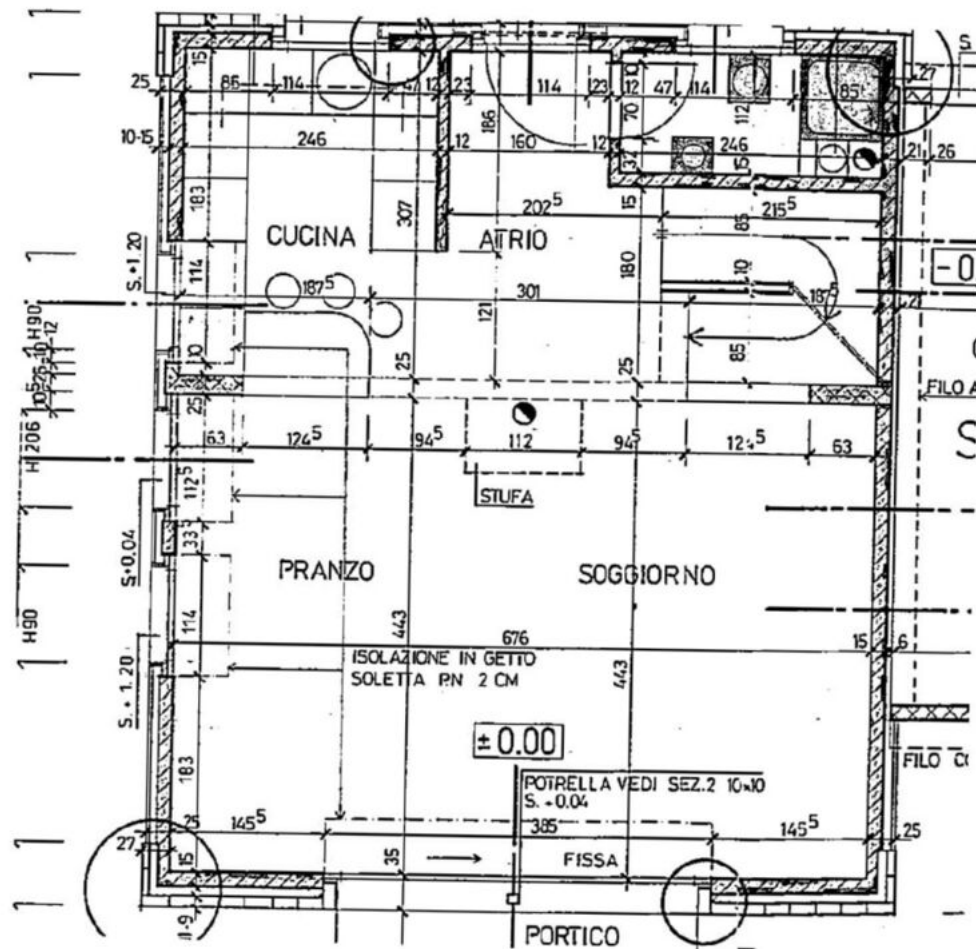




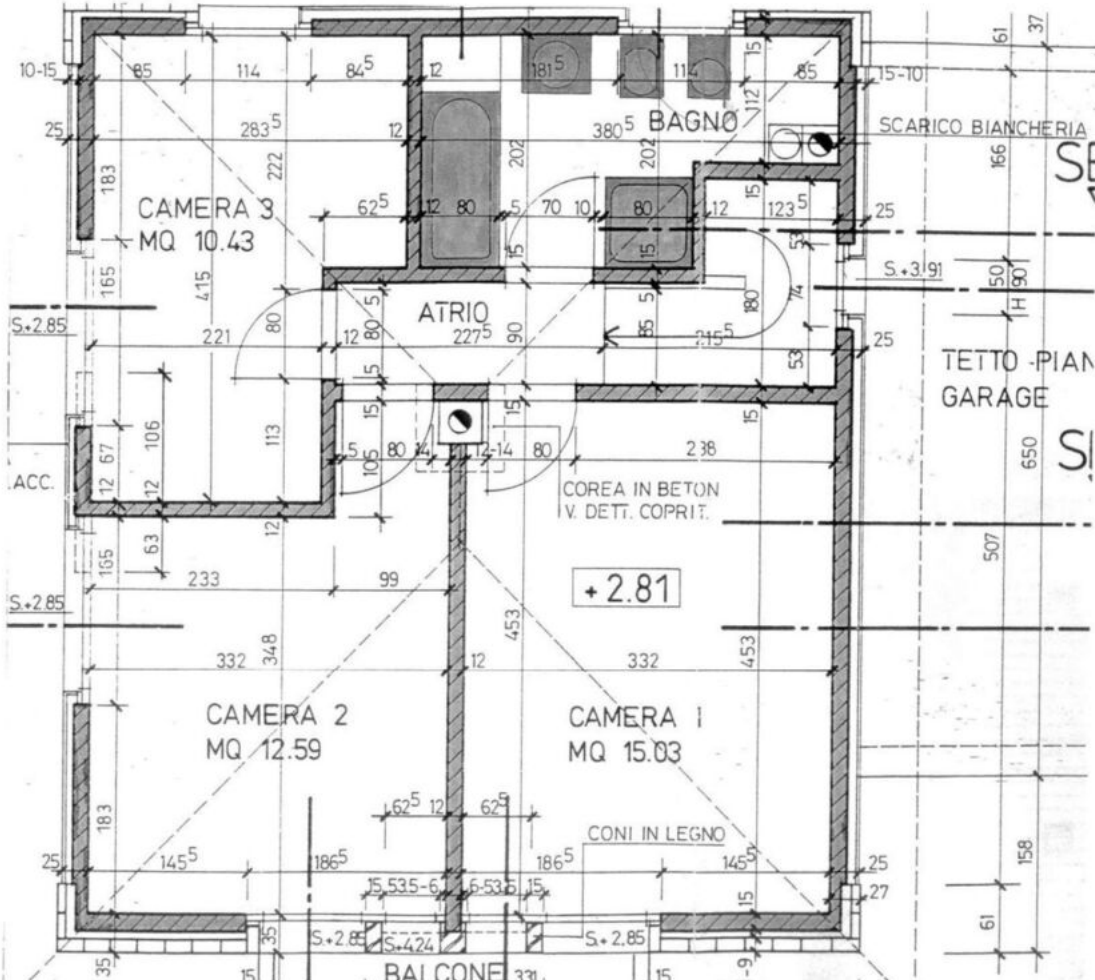


Plan

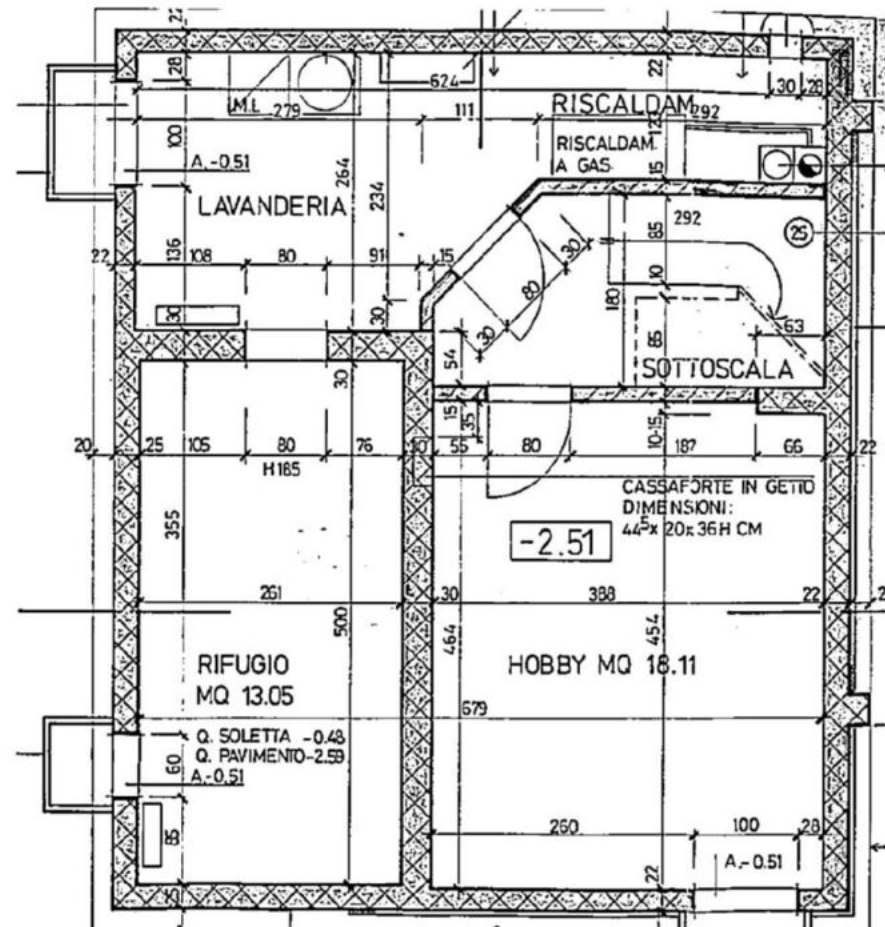
Piano giorno



Piano notte



Piano interrato



Contact

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Notes
