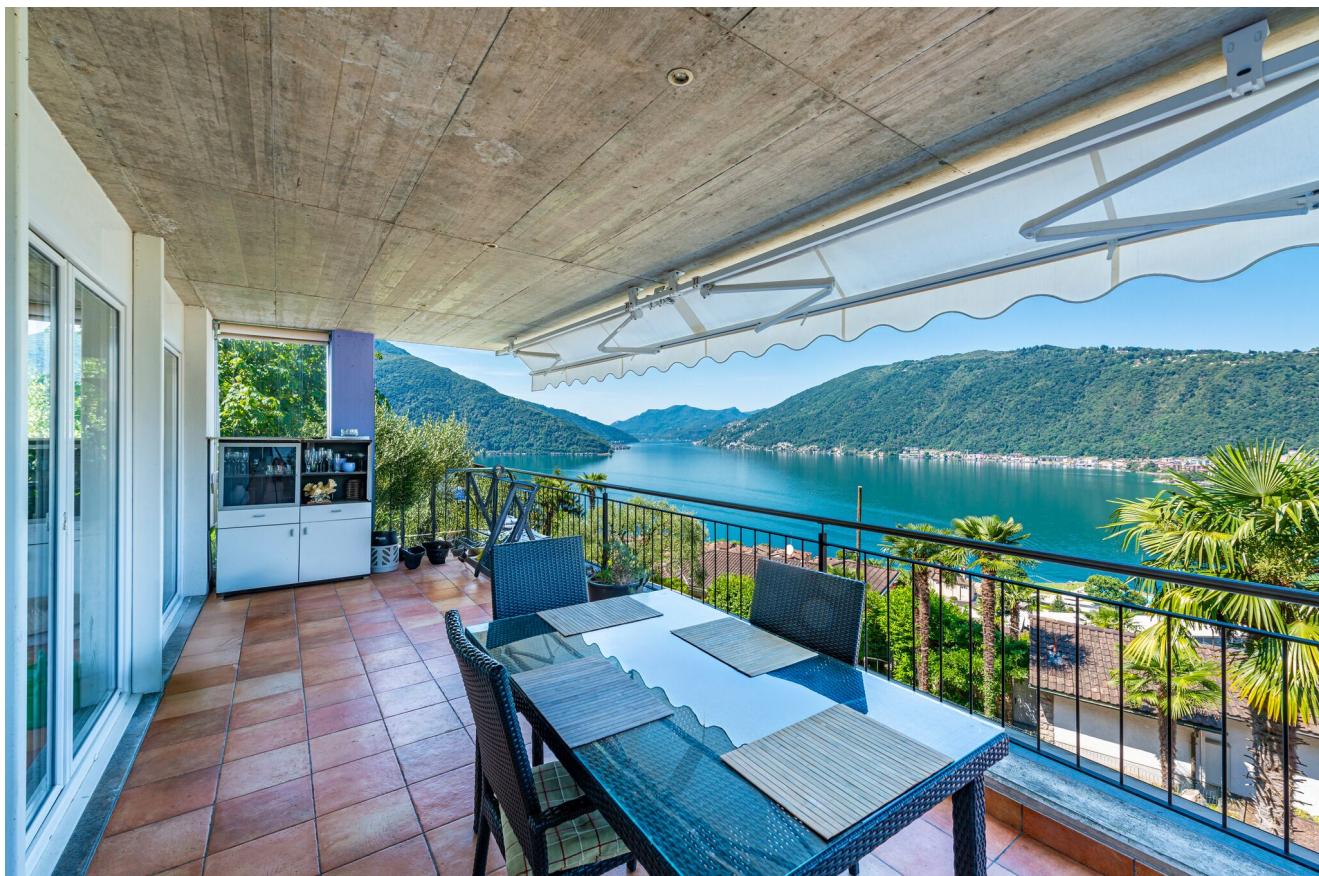


BISSONE



Modern house with beautiful lake view

CHF 1'550'000.-

Parking place(s) included



4.5



3

n° ref. #5415363



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SITUATION AND DESCRIPTION

In the gentle hillside village of Bissone, just a few minutes from Lugano, this detached villa rests in a peaceful residential setting, reached by a private road. The atmosphere is one of quiet rhythm and open skies, with a view that stretches over the waters of Lake Lugano and the soft outlines of the surrounding mountains.

The house is arranged over three levels. On the ground floor, light fills the open living area where kitchen, dining, and lounge flow together, opening onto a panoramic terrace that seems to invite slow mornings and long afternoons. The orientation brings sunlight throughout the day. A guest bathroom completes this level.

Upstairs, two bedrooms offer privacy and calm, both with access to terraces overlooking the lake. One features an en-suite bathroom; a second bathroom

with shower serves the other.

On the lower level, a separate entrance leads to a more intimate space — ideal as a study, guest room, or simply a quiet retreat — with direct access to the garden. This floor also houses a bathroom with shower and a laundry/utility room.

The garden, gently terraced and marked by stone walls and shaded corners, surrounds the house with a sense of place and calm. It's not grand, but well composed — offering outdoor space that feels private, lived-in, and in harmony with the landscape.

Two or three outdoor parking spaces are available.

Bissone itself is a small lakeside community, known for its slower pace and proximity to nature, while still offering quick access to Lugano, the motorway, and



international connections. Life here is measured, quiet, and well connected — a thoughtful setting for those seeking time, space, and the clarity of the lake air.

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SURFACES

Surface of parcel	483 m ²
Terrace surface	80 m ²
Total surface	230 m ²

CARACTERISTICS

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	1
Gross living area	190 m ²
Year of construction	2010
Heating system	Heat pump
Domestic water heating system	Heat pump
Heating installation	Floor
Second home	Authorized
Outside parking place/s	3 included
Parking places	Yes, obligatory

DISTANCES

Station	2800 m
Public transports	1300 m
Freeway	1600 m
Nursery school	1000 m
Primary school	900 m
Stores	1300 m

PROXIMITY

- Villa area
- Green
- Mountains
- Lake
- Shops/Stores
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Highway entrance/exit
- Nursery
- Primary school
- Public swimming pool
- Bike trail

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Quiet
- Greenery

INSIDE CONVENIENCES

- Open kitchen

FLOOR

- Tiles

CONDITION

- To be refurbished

ORIENTATION

- South
- West

EXPOSURE

- Favourable

VIEW

- Nice view
- Panoramic
- Lake
- Mountains

STYLE

- Modern

FINANCIAL DATA

Price

CHF 1'550'000.-

Availability

To be discussed

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