

# BRUSINO ARSIZIO



Charming Ticino house facing the lake

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**CHF 920'000.-**



5.5



4

n° ref. #5430205



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## SITUATION AND DESCRIPTION

Situated on the picturesque lakeside promenade of Brusino Arsizio, amidst ancient courtyards and charming historic alleyways, this enchanting Ticino house stands out for its authentic charm and unrivalled location directly on the lakefront.

The panoramic view of Lake Ceresio, the surrounding mountains and Morcote creates an atmosphere of serenity and timeless beauty. The sound of the waves and the breathtaking sunsets contribute to an authentic holiday feeling all year round.

Completely renovated in 2011 with great care and respect for the original details, the property is now an ideal residence for those seeking a refined lifestyle in a unique historical and natural setting.

The house is on four levels and offers approximately 210 sqm distributed as follows:

rf: entrance hall with cloakroom, storage room, bathroom with shower, large bright multifunctional room used as laundry and technical room.

1p: cosy living room with balcony and lake view, large eat-in kitchen with working fireplace.

2p: three bedrooms, two of which with splendid lake view, the third with side view.

3p (attic): spacious open-space ideal as a study, relaxation area or further room, and generous bathroom with tub.

This property, with its characteristic nucleus style, represents a rare opportunity to live immersed in the charm of Ticino, in one of the most suggestive and sought-after areas of Lake Lugano.

Secondary residence possible.

Public parking places with municipal permission in the immediate vicinity.

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## **SURFACES**

Surface of parcel	52 m <sup>2</sup>
Total surface	210 m <sup>2</sup>

## **CARACTERISTICS**

Number of floors above ground	4
Number of rooms	5.5
Number of bedrooms	4
Number of bathrooms	2
Number of balcony	1
Year of restoration	2011
Heating installation	Electric storage heater

## PROXIMITY

- Village
- Villa area
- Green
- Lake
- Beach
- Harbour
- Marina

## OUTSIDE CONVENIENCES

- Balcony/ies

## CONDITION

- As new

## EXPOSURE

- Optimal
- Favourable
- All day

## VIEW

- Nice view
- Clear
- Unobstructed
- Lake
- Mountains

## FINANCIAL DATA

**Price**

**CHF 920'000.-**

**Availability**

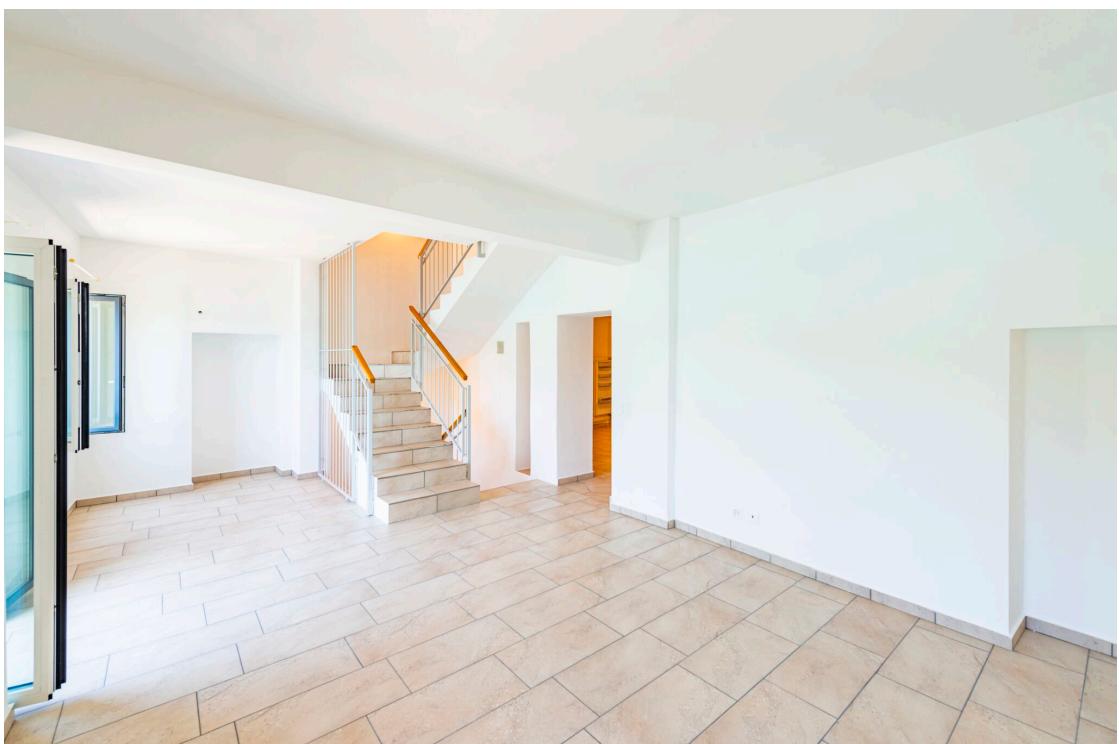
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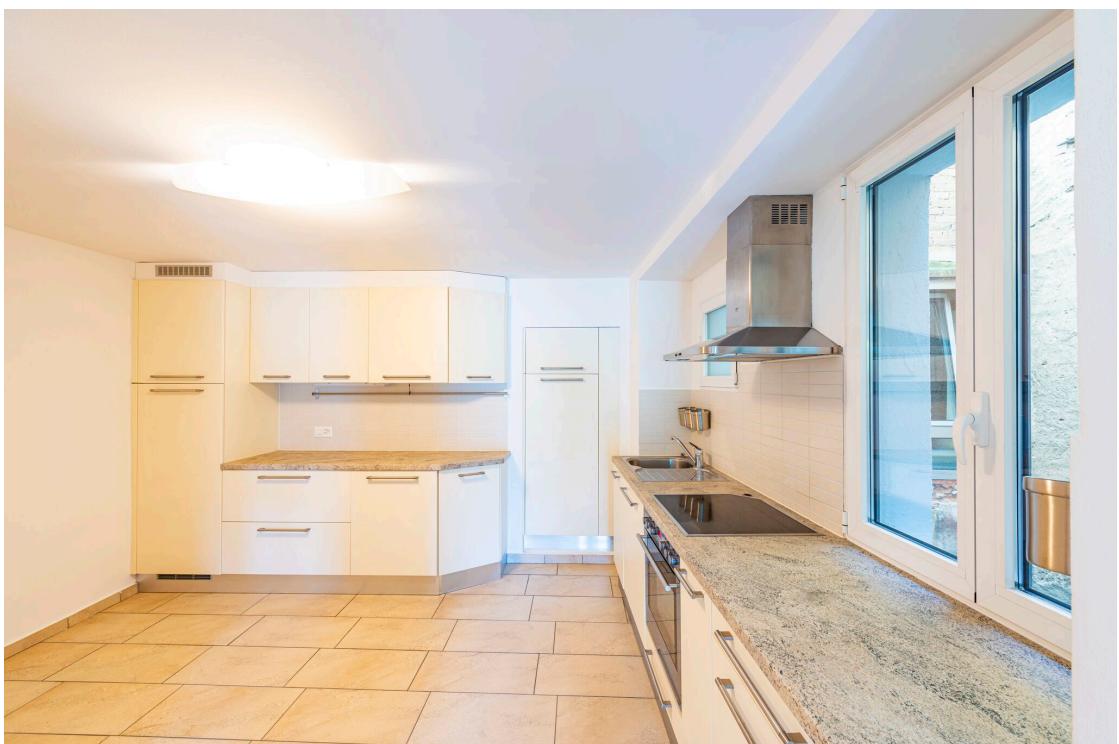
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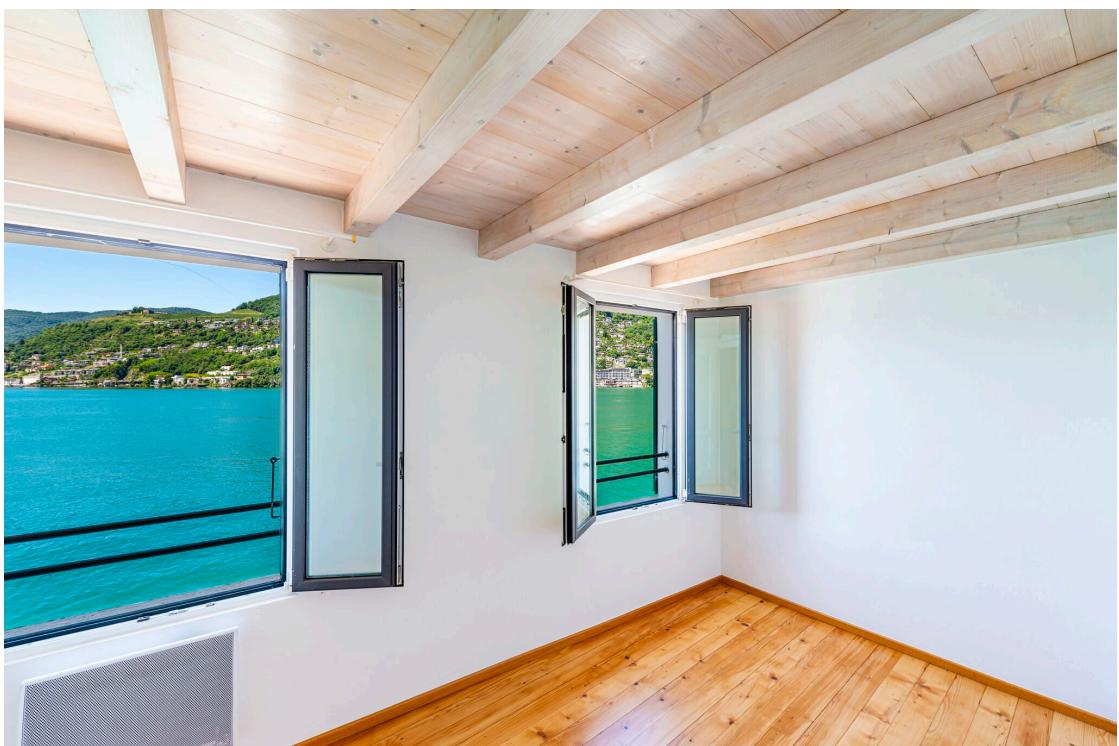


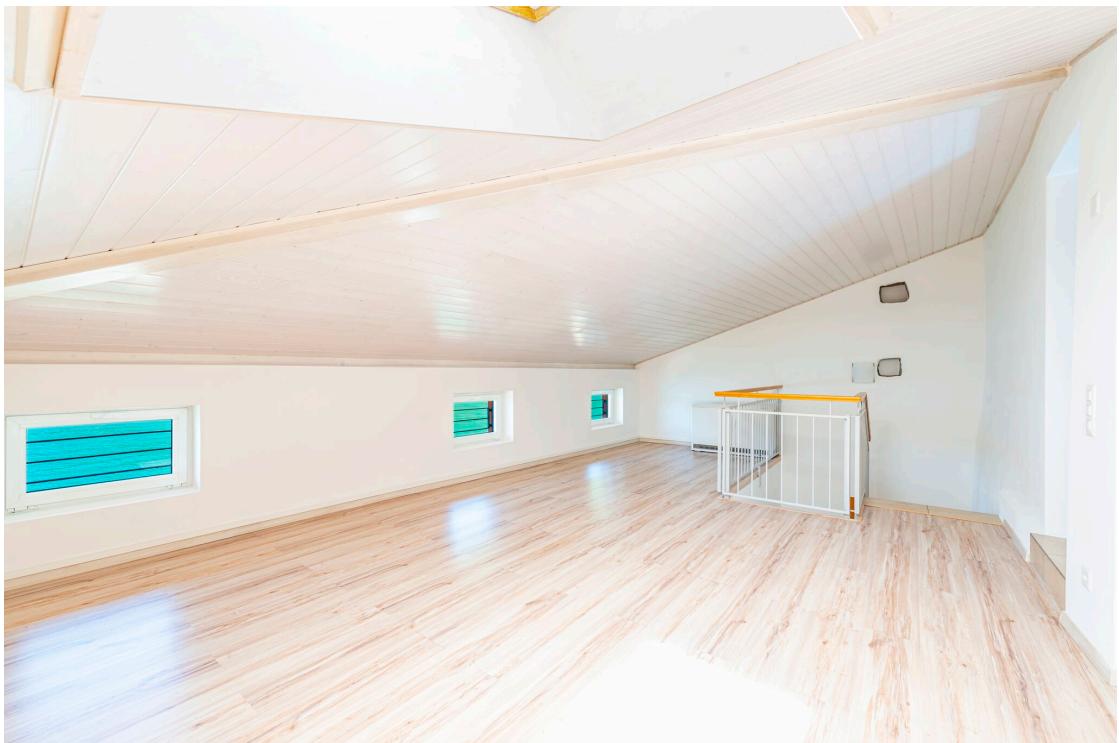












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