

VOGORNO



Exclusive rustic house in the valley of James Bond

CHF 988'000.-

Parking place(s) included



2



1



~65 m²

n° ref. **#5517473**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausane

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch



SITUATION AND DESCRIPTION

The rustic house is located in the enchanting Verzasca Valley, near the Contra Dam, famous for being the set of one of the most spectacular stunt scenes in cinema history: James Bond's 220-meter jump during the filming of *GoldenEye*.

The property has undergone a profound and meticulous renovation. An immense and painstaking effort has given life to a true masterpiece, fully respecting the architectural style of the region. Restored with great passion and dedication down to the smallest details, this dwelling conveys exclusivity, rarity, and uniqueness.

The rustic house, approximately 65 sqm in size, stands on a 1,488 sqm plot of land. Upon arrival, you are welcomed by stone exterior walls, granite paving, and a charming corner with a table and bench, also made of granite.

On the ground floor, there is the living room and the kitchen, from whose window you can admire the ever-changing shades of the local Gneiss granite. An internal wooden staircase leads to the bedroom and the attic. The terraced garden offers several relaxing spots and culminates with a wonderful natural pool.

Outside, the original mill wheel has been preserved in perfect condition and is still functional. A private parking space is also available.

A true jewel of Ticino architecture, the ideal holiday home for those who love nature and tranquility.

SURFACES

Living area	~ 65 m ²
Surface of parcel	~ 1438 m ²
Total surface	~ 1488 m ²
Volume	~ 124 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	2
Number of bedrooms	1
Number of bathrooms	1
Number of balcony	1
Year of restoration	2024
Second home	Authorized
Outside parking place/s	1 included
Parking places	Yes, obligatory

PROXIMITY

- Park
- Green
- Mountains
- Lake
- Vineyard
- Bus stop
- Public swimming pool
- Tennis centre
- Hiking trails
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Balcony/ies
- Quiet
- Greenery
- Public parking
- Swimming pool
- Barbecue

INSIDE CONVENIENCES

- Open kitchen
- Separated lavatory
- Garret
- Unfurnished
- Triple glazing
- Bright/sunny
- Exposed beams
- With character

EQUIPMENT

- Optic fiber

CONDITION

- In it's current state

ORIENTATION

- West

EXPOSURE

- Optimal
- All day

VIEW

- Nice view
- Clear
- Far view
- Valley view
- Panoramic
- Lake
- Mountains

FINANCIAL DATA

Price

CHF 988'000.-

Availability

immediately

This document is not legally binding and is supplied for information purposes only. It may not be distributed to third parties without authorisation.

















