

BRÈ SOPRA LUGANO



Second dream home - pure peace and nature

CHF 1'250'000.-



7



3



160 m²

n° ref. **20581**



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

Benjamin Lamers

+41 21 781 01 34

benjamin.lamers@swsir.ch

www.switzerland-sothebysrealty.ch



SITUATION AND DESCRIPTION

This charming Ticino house is located in the municipality of Lugano, in the characteristic hamlet of Brè, a few minutes from the village center and about 15 minutes by car from the city of Lugano.

The property stands on a plot of 1'200 sqm with northeast orientation, and offers a beautiful panoramic view over the picturesque village of Brè and the surrounding mountains.

This is a typical Ticino semi-detached house, carefully renovated to preserve its authentic character. The natural stone facades and the roof with exposed wooden beams give the property a rustic and cozy style, perfectly integrated into the local context.

The building is on two levels:

Floor level:

Spacious 3.5-room apartment consisting of living room, open and fully furnished kitchen, two

bedrooms, a bathroom with bathtub, guest toilet, cellar and technical room.

First floor:

Comfortable 2.5-room detached apartment consisting of a large and bright living room with fireplace and access to the terrace, separate kitchen with exit to the terrace, master bedroom and bathroom with shower. There is a possibility to connect the two apartments internally via a staircase, transforming the property into a comfortable single-family house.

SURFACES

Living area	160 m ²
Surface of parcel	1269 m ²

CARACTERISTICS

Number of floors above ground	2
Number of rooms	7
Number of bedrooms	3
Number of bathrooms	2
Second home	Authorized

PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Restaurant(s)
- Bus stop
- Child-friendly
- Playground
- Ski lift
- Hiking trails
- Religious monuments

OUTSIDE CONVENIENCES

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

INSIDE CONVENIENCES

- Guests lavatory
- Separated lavatory
- Cellar
- Furnished
- Unfurnished
- Fireplace
- Swedish stove
- Bright/sunny
- Exposed beams

EQUIPMENT

- Fitted kitchen

- Cooker/stove
- Ceramic glass cooktop
- Oven
- Fridge
- Freezer
- Dishwasher
- Private laundry
- Shower
- Bath
- Phone
- Internet connection

FLOOR

- Mosaic parquet floor
- Antique parquet floor
- Stone
- Granite

CONDITION

- Good
- Renovated

EXPOSURE

- Good

VIEW

- Nice view
- Clear
- Mountains

STYLE

- Modern
- Rustic

FINANCIAL DATA

Price

CHF 1'250'000.-

Availability

immediately

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