

BISSONE



Lakefront villa with private dock

CHF 4'500'000.-

Parking place(s) included



6



4



300 m²

n° ref. **#5523679**



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Switzerland

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SITUATION AND DESCRIPTION

Splendid villa on the lake in Bissone

In a privileged location in Bissone, in the locality "Punta di San Nicolao", between the cantonal road and the shores of Lake Lugano, we offer for sale this splendid villa with direct access to the lake.

Distribution of spaces:

ENTRANCE FLOOR: Entrance hall with stairwell, two garages.

UPPER FLOOR (living area): Corridor, Spacious living room overlooking the lake, Dining room, Fully furnished eat-in kitchen (ca. 1990), Bedroom; used as playroom, bathroom, service WC, Balconies facing south and west, accessible from all rooms

BOTTOM FLOOR (sleeping area): Corridor, Wardrobe, three bedrooms, bathroom with shower, WC, Balconies on south and west sides, with direct access from all rooms

GARDEN FLOOR: Covered terrace facing the lake

with sliding doors and windows, convertible into a veranda, Grotto with fireplace and kitchen, also independently accessible from outside, Service area with laundry, WC with shower, boiler room and cellar.

This villa is distinguished by its **exclusive lakefront location**, with a **breathtaking panoramic view** of Lake Lugano. Thanks to the **direct access to the water**, the **private dock**, it represents a unique solution for lovers of lakeside living.

The **wide terraces** and **livable balconies**, facing south and west, allow you to fully enjoy the natural surroundings.

The **interior spaces are rationally distributed on several levels**, offering functional and versatile rooms for the whole family. An ideal property both as a **main residence** and as an **exclusive vacation home**, designed for those seeking comfort, elegance and a privileged contact with nature.

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A rare opportunity to experience the lake in a context of elegance and privacy.

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SURFACES

Living area	300 m ²
Surface of parcel	400 m ²
Terrace surface	120 m ²

CHARACTERISTICS

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	3
Year of construction	1967
Heating system	Fuel oil
Heating installation	Radiator
Inside parking place/s	2 included
Outside parking place/s	4 included

FINANCIAL DATA

Price

CHF 4'500'000.-

Availability

To be discussed

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