

BRISSAGO



Villa San Giorgio

CHF 4'180'000.-

Parking place(s) included



6.5



3



250 m²

n° ref. **#5688742**



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SITUATION AND DESCRIPTION

Villa San Giorgio is located in one of the most prestigious and sought-after areas of Brissago, nestled in an enchanting garden surrounded by panoramic terraces and private corners. The property enjoys exceptional sun exposure and offers a dominating view of Lake Maggiore, stretching from Ascona to the Brissago islands and beyond the Italian border. Located ten minutes from the centre of Locarno, it offers a perfect balance between elegance, practicality and strategic location.

The Mediterranean-style villa is in impeccable condition. Spread over three levels, with a total area of approximately 250 sqm, it offers all modern comforts. Large windows flood the spaces with natural light, further enhancing the view of the lake.

The property, equipped with a lift on each level, is divided as follows:

living area: large entrance hall with cloakroom and guest bathroom, open-plan living room with dining area and kitchen, access to a beautiful porch and terrace;

sleeping area: spacious master bedroom with wardrobe and en-suite bathroom; bedroom with en-suite bathroom, one bedroom, one bathroom. Each room has access to the panoramic terrace with solarium area.

wellness floor: luxurious wellness area with indoor swimming pool (saltwater system), sauna and shower; large area dedicateable to fitness, laundry and technical room.

The villa also has numerous built-in wardrobes, two covered outdoor parking spaces and an additional cellar.

Villa San Giorgio is an exclusive residence set in an

exceptional natural and panoramic setting. It can also be purchased as a second home.

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SURFACES

Living area	250 m ²
Surface of parcel	440 m ²

CHARACTERISTICS

Number of floors above ground	3
Number of rooms	6.5
Number of bedrooms	3
Number of bathrooms	4
Year of construction	2009
Year of restoration	2024
Heating system	Heat pump
Heating installation	Floor
Outside parking place/s	2 included
Parking places	Yes, obligatory

PROXIMITY

- Village
- Villa area
- Green
- Lake

OUTSIDE CONVENIENCES

- Balcony/ies
- Terrace/s
- Garden
- Covered parking space(s)

CONDITION

- As new

ORIENTATION

- North
- South
- East
- West

EXPOSURE

- Optimal
- All day

STYLE

- Mediterranean

FINANCIAL DATA

Price

CHF 4'180'000.-

Availability

immediately

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