

LOSONE



"The House on the Rock" with Breathtaking
Views of Lake Maggiore

CHF 2'200'000.-

Parking place(s) included



5.5



3

n° ref. #5538829



Switzerland | Sotheby's International Realty
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SITUATION AND DESCRIPTION

When a property occupies a dominant position, surrounded by tranquility and spectacular views, it becomes essential to enhance every detail. Renowned architect Angelo Andina, originally from Locarno, has succeeded in doing so with extraordinary mastery.

This villa, with a gross floor area of 270 sqm on a 1,590 sqm plot, offers an unparalleled view from every room: each space opens onto a breathtaking landscape, embracing Lake Maggiore, Monte Verità, and the surrounding hills.

At this altitude, a true sensory retreat is born — a place of harmony and well-being designed to rejuvenate body and mind.

Comfort, Privacy, and Versatile Spaces

The property is easily accessible thanks to an inclined lift connecting the private garage directly to the villa's entrance.

The residence is spread over two living floors, plus a large basement level — ideal for creating an art studio, a luxury wine cellar, and a private wellness & fitness area.

Outdoors, the swimming pool with solarium area and the spacious terrace with outdoor kitchen and grill create the perfect setting to enjoy spectacular sunsets, share convivial moments with friends and family, or simply relax in complete peace.

The villa has been well maintained over the years but requires general refurbishment and systems upgrading, including replacement of the heating system. The generous living space offers great



opportunities for renovation and customization to match the buyer's tastes and needs.

Use as a second home is permitted.

SURFACES

Surface of parcel	~ 1590 m ²
Garden surface	~ 363 m ²
Volume	~ 1204 cbm

CARACTERISTICS

Number of floors above ground	2
Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	2
Number of toilets	1
Number of terraces	2
Gross living area	~ 270 m ²
Year of construction	1970
Heating system	Electricity
Domestic water heating system	Electricity
Heating installation	Radiator
Second home	Authorized
Number of boxes	1 included
Basements	1
Parking places	Yes, obligatory

PROXIMITY

- Green
- Mountains
- Lake
- Fog-free
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Bus stop
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Indoor swimming pool
- Ski lift
- Hiking trails
- Bike trail
- Soccer pitch
- Museum
- Theatre
- Hospital / Clinic
- Medical home
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Rooftop terrace
- Quiet
- Greenery
- Public parking
- Swimming pool
- Built on a sloping hillside

INSIDE CONVENIENCES

- Lift/elevator
- Box
- Open kitchen
- Separated lavatory
- Guests lavatory
- Dressing
- Veranda
- Cellar
- Swimming pool
- Unfurnished
- Built-in closet
- Simple glazing
- Double glazing
- Bright/sunny
- With character

EQUIPMENT

- Fitted kitchen
- Furnished kitchen
- Cooker/stove
- Oven
- Fridge
- Freezer

FINANCIAL DATA

Price

CHF 2'200'000.-

Availability

To be discussed

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- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Internet 1Gbit/s
- Optic fiber
- Internet connection
- Interphone

CONDITION

- To be renovated

ORIENTATION

- South
- East
- West

EXPOSURE

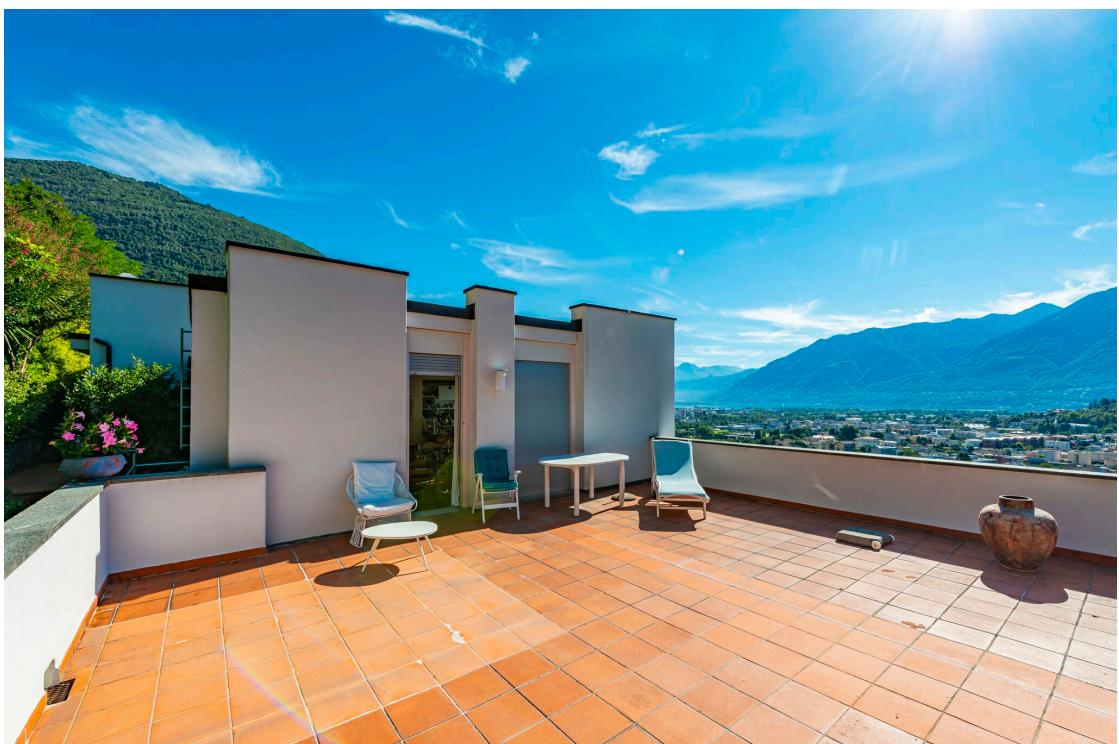
- Optimal
- All day

VIEW

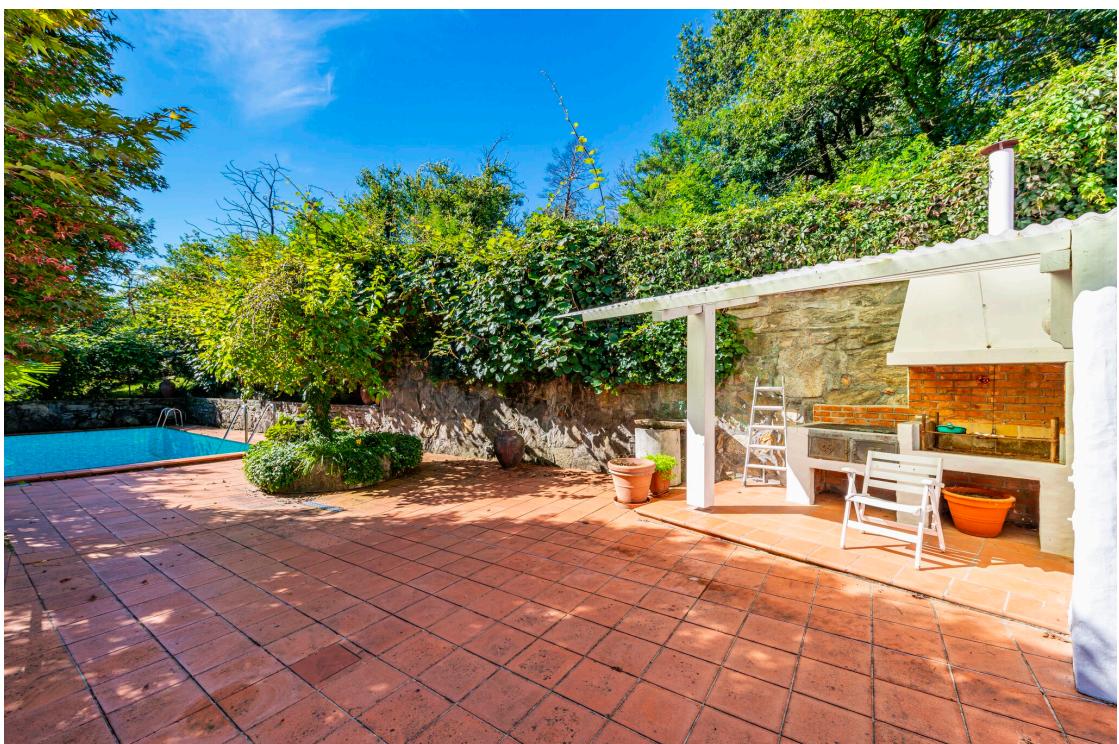
- Nice view
- Clear
- Valley view
- Unobstructed
- Panoramic
- Lake
- River
- Garden
- Forest
- Mountains

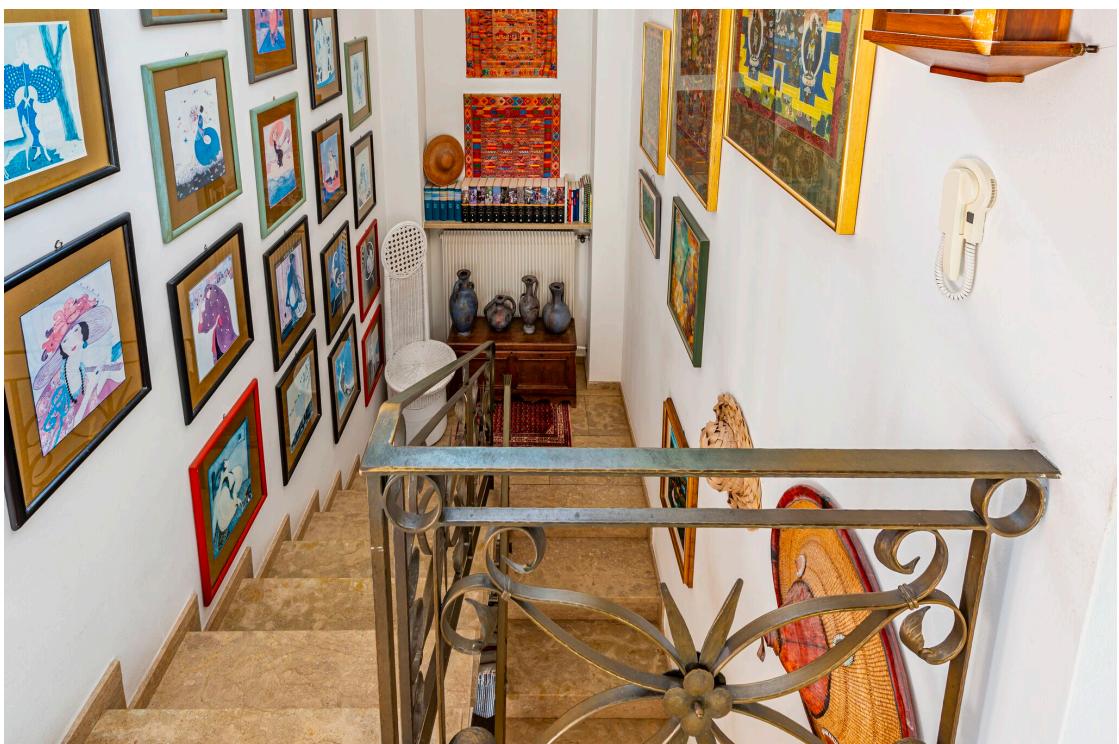
STYLE

- Classic
- Atypical house











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