

# BRISSAGO



Spectacular early 20th century villa

## Price upon request



7.5



3



492.4 m<sup>2</sup>

n° ref. **#5412855**



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## SITUATION AND DESCRIPTION

On the hillside of Brissago, in a quiet, very sunny area and with an incredible view of the lake, about ten minutes from the centre of Locarno, stands this splendid historic villa from the beginning of the 20th century, the renovation of which has succeeded in combining the magnificent original details with modern aspects, enhanced by the large volume and large windows that make it very bright, as well as by the furniture and works of art that enhance its charm.

The villa extends over three levels plus habitable attic over an area of approximately 500 square metres and consists of several spacious and bright rooms. On the ground floor is the first living area with a large living room with TV room, a library and a first kitchen. There is a toilet between the ground floor and the first floor. On the first floor is the second living area with a dining room, the main kitchen, an office, a utility room and a WC.

The sleeping area is on the second floor and has two bedrooms, a walk-in wardrobe, a dressing room and two bathrooms-WC.

The habitable top floor has a bedroom, a walk-in wardrobe and a bathroom with shower-WC.

The villa is characterised by several balconies and terraces, including an 86 square metre roof terrace from which you can admire the exceptional lake view, two 35 square metre terraces and a 22 square metre terrace.

The garden surrounding the villa is entirely Mediterranean in style and, in addition to the swimming pool with counter-current system surrounded by statues reminiscent of ancient Greece, also offers grottos, a beautiful portico and cosy corners and garden seating areas on different levels where you can relax, read or simply enjoy the magnificent view of Lake Maggiore and the surrounding nature. Two car parking spaces complete the property.

The villa is in perfect condition, also in terms of

technical equipment.

Thanks to the privileged location and the combination of historical elements and modern comforts, this residence represents a unique proposal for a peaceful oasis for those who want to live in a charming and prestigious setting or spend exclusive moments.

Second residence allowed.









**SURFACES**

Living area	492.4 m <sup>2</sup>
Surface of parcel	1101 m <sup>2</sup>
Balcony Surface	25.3 m <sup>2</sup>
Garden surface	849 m <sup>2</sup>
Terrace surface	227 m <sup>2</sup>
Volume	1650 cbm

**CARACTERISTICS**

Number of floors above ground	3
Number of rooms	7.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	5
Number of balcony	3
Number of terraces	8
Year of construction	1904
Year of restoration	2020
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Floor
Second home	Authorized
Parking places	Yes, obligatory

**PROXIMITY**

- Village
- Green
- Mountains
- Lake
- Residential area
- Shopping street
- Bus stop
- Nursery
- Primary school
- Public swimming pool
- Tennis centre
- Hiking trails
- Religious monuments
- Hospital / Clinic
- Doctor

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Rooftop terrace
- Terrace/s
- Garden
- Bench
- Quiet
- Loggia
- Greenery
- Parking
- Public parking

**INSIDE CONVENIENCES**

- Public parking
- Open kitchen
- Guests lavatory

- Separated lavatory
- Dressing
- Pantry
- Wintergarden
- Veranda
- Cellar
- Wine cellar
- Storeroom
- Swimming pool
- Air conditioning
- Fireplace
- Triple glazing
- Bright/sunny
- Natural light

**EQUIPMENT**

- Oven
- Warming drawer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Bath
- Shower
- Phone
- Cable/TV
- WiFi
- Internet connection
- Alarm
- Interphone
- Oversee camera
- Outdoor lighting

**FINANCIAL DATA****Price****Availability****Price upon request**

To be discussed

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## **FLOOR**

- Tiles
- Marble

## **CONDITION**

- As new

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Unobstructed
- Panoramic
- Lake
- Mountains

## **STYLE**

- Classic
- Modern