

# AGNO



Elegant property nestled in the vineyards of  
Agno

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**CHF 3'950'000.-**

Parking place(s) included



14



6



479 m<sup>2</sup>

n° ref. **#5105510**



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## SITUATION AND DESCRIPTION

In Agno, just a few kilometres from the centre of Lugano, this enchanting estate enjoys a splendid hillside position surrounded by vineyards.

The property comprises three independent units: the main villa, a refined guesthouse, and a typical Ticino-style *rustico* that has been beautifully restored. Nestled within a lush, meticulously maintained garden of 2,840 sqm, it offers total privacy, excellent sunshine exposure and a charming partial view of the lake.

The main villa, arranged over two levels, welcomes you on the ground floor with an elegant entrance hall, a guest bathroom, a bright living room with fireplace and dining area opening onto a portico and terrace, a spacious fully equipped kitchen, a master bedroom with en-suite bathroom, a second bedroom with en-suite bathroom, and a large walk-in wardrobe. The bedrooms feature fine parquet flooring, while the

living areas, kitchen and bathrooms are finished in marble.

On the lower level there is a large study with access to the garden, two offices, an archive, a bathroom, an additional room and a bright veranda — a space that can easily be converted into an independent apartment. A laundry room, technical rooms and cellars complete this floor.

The guesthouse, also distributed over two levels, includes a spacious garage and entrance hall on the ground floor, while the upper level offers a living room, an eat-in kitchen with access to the terrace, a bedroom and a bathroom with bathtub.

The *rustico*, full of authentic charm, features on the first floor an entrance hall, a WC, a large living room with exposed beams and stone walls, a dining room

with fireplace and balcony, and an open kitchen. The ground floor includes the heating room and an additional storage area.

Completing this prestigious property are a splendid heated swimming pool, a garage for two cars and several outdoor parking spaces.

A residence of timeless elegance, perfectly integrated into its natural surroundings, ideal for those seeking peace and privacy just minutes from Lugano.

## **SURFACES**

Living area	479 m <sup>2</sup>
Surface of parcel	2840 m <sup>2</sup>
Terrace surface	24 m <sup>2</sup>
Total surface	743 m <sup>2</sup>

## **CARACTERISTICS**

Number of rooms	14
Number of bedrooms	6
Number of bathrooms	5
Year of construction	1960
Year of restoration	2019
Heating system	Fuel oil
Heating installation	Radiator, Floor
Inside parking place/s	2 included
Outside parking place/s	4 included

## FINANCIAL DATA

**Price**

**CHF 3'950'000.-**

**Availability**

To be discussed

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