

# BREGANZONA



Elegant villa with garden in a very strategic  
area

## Price upon request

Parking place(s) included



10.5



4



300 m<sup>2</sup>

n° ref. **#5127962**



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## SITUATION AND DESCRIPTION

Just a few minutes from the center of Lugano, this detached villa is set in the green surroundings of Breganzona, in a quiet, private, and well-connected location. Built in 1984 and partially renovated in 1995, the house features spacious and bright interiors, with large windows framing views of the mountains, the lake, and the surrounding garden.

The main entrance is located on the basement level, through an elegant entrance hall, from which an internal staircase leads to the upper floors. This level also houses the garage, laundry room, storage, heating room, and a nuclear shelter, all functional and well-organized spaces.

On the ground floor, a bright and welcoming hall opens onto the living area. The living room, with generous spaces and a fireplace, is complemented by a separate, modern, and functional kitchen. From the

living room, direct access leads to the covered terrace and the surrounding garden. This floor also includes a bedroom with a walk-in closet, an elegant guest WC, and a small wardrobe.

On the first floor, a gallery overlooking the living room provides a versatile space, ideal as a study or reading area. This level comprises three bedrooms, including one with an en suite bathroom and walk-in closet, a second bathroom serving the other rooms, and a storage/closet space for added practicality.

The garden, approximately 600 sqm, surrounds the villa, offering well-defined and sunlit outdoor areas. The property also includes two external parking spaces and a diesel heating system with underfloor heating, ensuring comfort throughout the year.

Situated in an R2A residential expansion zone, the villa

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offers potential for extension according to current urban planning regulations and can also be purchased as a secondary residence, representing an elegant and functional solution.

This villa in Breganzona is a rare opportunity: living surrounded by greenery, with spacious and bright interiors, without giving up proximity to the city center and all main amenities.

**Zoning R2A – Residential Expansion:**

- i.s. 0.5
- i.o. 30%
- maximum eaves height 7.50 m
- maximum ridge height 9.50 m
- minimum distance from boundaries 4.00 m
- minimum green area 30%

**SURFACES**

Living area	300 m <sup>2</sup>
Surface of parcel	848 m <sup>2</sup>
Total surface	406 m <sup>2</sup>

**CHARACTERISTICS**

Number of floors above ground	3
Number of rooms	10.5
Number of bedrooms	4
Number of bathrooms	3
Number of balcony	2
Year of construction	1984
Year of restoration	2013
Heating system	Fuel oil
Heating installation	Floor
Inside parking place/s	2 included
Outside parking place/s	3 included
Basements	1
Parking places	Yes, obligatory

**DISTANCES**

Public transports	278 m
Primary school	731 m
Stores	990 m
Restaurants	488 m



## FINANCIAL DATA

**Price**

**Price upon request**

**Availability**

To be discussed

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