

MONTAGNOLA



Charming house with garden and lake view

CHF 2'290'000.-



7.5



4



340 m²

n° ref. **#5862827**



Switzerland | Sotheby's International Realty
Avenue Mon-Repos 22, 1005 Lausanne

Benjamin Lamers
+41 21 781 01 34
benjamin.lamers@swsir.ch

Switzerland

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SITUATION AND DESCRIPTION

Located within the authentic atmosphere of the historic nucleus of Montagnola, just a short walk from the renowned TASI – The American School in Switzerland, this elegant townhouse stands on a 622 sqm plot and is distinguished by its privacy and privileged position. The property, free on three sides, features a private terraced garden and enjoys a beautiful panoramic view over Lake Lugano and the surrounding mountains. Its east-facing orientation ensures bright, sun-filled interiors from the early morning hours. The centre of Lugano and all main amenities are conveniently reachable within a few minutes.

Built around 1700, the house underwent an important renovation in 2004 and further updates in 2024, enhancing its original character while introducing modern comforts. The living area of approximately 340 sqm is arranged across three levels and

comprises a main residence together with a separate 2.5-room apartment with independent access, an ideal solution for guests, staff or supplementary income. The garden is enriched by a pleasant BBQ area with a granite table. Two covered parking spaces and the convenience of a lift serving all floors complete the property.

The house is arranged as follows:

Entrance floor: entrance hall, guest bathroom, internal connection to the 2.5-room apartment (living room, bedroom and bathroom), laundry room and cellar.

First floor: spacious open-plan living room with dining area, cosy breakfast room with fireplace and separate kitchen.

Second floor: master bedroom with generous walk-in wardrobe, elegant en-suite bathroom and balcony, a second bedroom, a bedroom/study and an additional bathroom.

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A property that combines the charm of historic architecture with contemporary comfort; also available as a secondary residence.

SURFACES

Living area	340 m ²
Surface of parcel	648 m ²
Balcony Surface	10 m ²
Total surface	390 m ²

CARACTERISTICS

Number of rooms	7.5
Number of bedrooms	4
Number of bathrooms	4
Year of construction	1700
Year of restoration	2024
Number of covered parking spaces	2 included
Parking places	Yes, obligatory

PROXIMITY

- Village
- Villa area
- Green
- Mountains
- Lake

OUTSIDE CONVENIENCES

- Garden
- Exclusive use of garden

ORIENTATION

- South
- East

EXPOSURE

- Favourable
- All day
- Morning

VIEW

- Nice view
- Clear
- Panoramic

FINANCIAL DATA

Price

CHF 2'290'000.-

Availability

immediately

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