

# ASCONA



Villa "al Finestrone" in the elected Swiss village  
of 2025

## Price upon request

Parking place(s) included



7.5



3



~400 m<sup>2</sup>

n° ref. **#5493291**



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## SITUATION AND DESCRIPTION

The name of this villa perfectly reflects its panoramic position on the hills of Ascona, recently awarded the title of *"Swiss Village of the Year"*. Overlooking Lake Maggiore and just a short distance from the lakeside beaches, the property offers a relaxed holiday atmosphere in an exceptional natural setting.

Spread across three levels, the villa features approximately 400 m<sup>2</sup> of living space on a plot of 2,495 m<sup>2</sup>. Access is particularly convenient thanks to four separate entrances: two pedestrian paths, a private funicular, and a vehicle entrance leading to a garage for at least four cars. From here, an elevator connects directly to the interior of the villa, ensuring both comfort and privacy.

The first floor opens to a spacious and luminous living room with breathtaking panoramic views over the lake and surrounding mountains. The living area also

includes a dining room, a modern kitchen, a guest bathroom, and flower-lined terraces that enhance the lake-facing façade.

On the second floor, a gallery overlooking the living room leads to a study/TV room with terrace, two en-suite bedrooms, an indoor swimming pool, and a sauna.

The top floor is dedicated to the master suite with private bathroom and walk-in closet, an additional room previously used as a gym, a further bathroom, and the laundry room.

The property is completed by a second double garage located near the funicular station.

Surrounded by greenery and finished with great attention to detail, this Mediterranean-style villa is an ideal retreat for those seeking a special place to live

or to enjoy moments of relaxation.

Also available as a secondary residence.

**SURFACES**

Living area	~ 400 m <sup>2</sup>
Surface of parcel	~ 2495 m <sup>2</sup>
Garden surface	~ 1792 m <sup>2</sup>
Volume	~ 2198 cbm

**CARACTERISTICS**

Number of floors above ground	3
Number of rooms	7.5
Number of bedrooms	3
Number of bathrooms	5
Number of toilets	1
Number of balcony	2
Number of terraces	3
Year of restoration	2001
Heating system	Fuel oil
Domestic water heating system	Fuel oil
Heating installation	Radiator
Draining of waste water	Connection to the WWTP
Second home	Authorized
Inside parking place/s	6 included
Parking places	Yes, obligatory



**PROXIMITY**

- Village
- Green
- Lake
- Harbour
- Beach
- Shops/Stores
- 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
- Hiking trails
- Bike trail
- Soccer pitch
- Ice rink
- Museum
- Theatre
- Religious monuments
- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Balcony/ies
- Terrace/s
- Garden
- Bench
- Quiet
- Loggia
- Greenery
- Built on a sloping hillside
- Barbecue

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Pantry
- Veranda
- Cellar
- Wine cellar
- Carnotzet
- Sauna
- Fitness room
- Swimming pool
- Recreationroom
- Unfurnished
- Built-in closet
- Air conditioning
- Mosquito screen
- Fireplace
- Double glazing

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

To be discussed

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- Bright/sunny
- Natural light
- Exposed beams
- With character

**EQUIPMENT**

- Fitted kitchen
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Fridge
- Freezer
- Dishwasher
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- Satellite
- WiFi
- Internet connection
- Alarm
- Interphone
- Oversee camera
- Electric garage door
- Ventilation
- Controlled ventilation
- Outdoor lighting

**FLOOR**

- Tiles
- Parquet floor
- Carpet
- Marble
- Granite

**CONDITION**

- Good

**ORIENTATION**

- South
- East

**EXPOSURE**

- Optimal
- All day

**VIEW**

- Nice view
- Clear
- Unobstructed
- Panoramic
- Lake
- Garden
- Mountains

**STYLE**

- Mediterranean





























