

MINUSIO



Villa Geranio: period villa renovated with
contemporary design

CHF 2'950'000.-

Parking place(s) included



5.5



3



~300 m²

n° ref. **#5625465**



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SITUATION AND DESCRIPTION

Situated in a quiet residential area of Minusio, strategically located along the cantonal road connecting Muralto to Tenero, this elegant period villa recently and totally renovated combines the charm of the past with contemporary comfort.

Subdivided into 4 floors, it has a living area of approx. 300 m² on a parcel of 589 m².

Its strategic location allows easy access to the main infrastructures in the neighborhood, and its proximity to Lake Maggiore adds a touch of natural beauty and serenity.

The subdivision of the floors is as follows.

Ground floor: atrium, checkroom, guest toilet, large living room of approx. 65 m² in total including Open-Space kitchen equipped with the most technological appliances and a porch of 6 m².

First Floor which is reached by climbing the elegant stairs: corridor connecting the master bedroom of

approx. 25 m² with master bathroom equipped with a large shower, second bedroom of the size of 21 m², also equipped with private bathroom with shower. An elegant south-facing terrace completes the floor.

Attic floor: in this floor we find a room of the size of 38 m² with access to the guest room of 32 m² including a large bathroom with shower, bathtub and double sink.

The large garden with two majestic hundred-year-old cypress trees, beautiful flowering plants, granite paved area, storage for the material and tools and the outdoor parking covered by a canopy for three cars complete the property.

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SURFACES

Living area	~ 300 m ²
Surface of parcel	~ 589 m ²
Garden surface	~ 380 m ²

CHARACTERISTICS

Number of floors above ground	3
Number of rooms	5.5
Number of bedrooms	3
Number of bathrooms	3
Number of toilets	1
Number of terraces	1
Year of construction	1900
Year of restoration	2018
Heating system	Geothermal sonde
Domestic water heating system	Geothermal sonde
Heating installation	Floor
Second home	Non authorized
Outside parking place/s	3 included
Basements	1
Parking places	Yes, obligatory

PROXIMITY

- City centre
- Villa area
- Park
- Shops/Stores
- Shopping street
- Bank
- Post office
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Child-friendly
- Playground
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Public swimming pool
- Tennis centre
- Indoor swimming pool
- Hiking trails
- Bike trail
- Soccer pitch
- Museum
- Theatre
- Hospital / Clinic
- Doctor

OUTSIDE CONVENIENCES

- Terrace/s
- Garden
- Bench

- Quiet
- Greenery
- Covered parking space(s)
- Barbecue

INSIDE CONVENIENCES

- Garage
- Open kitchen
- Eat-in-kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Cellar
- Wine cellar
- Fitness room
- Unfurnished
- Built-in closet
- Heating Access
- Triple glazing
- Bright/sunny
- With character

EQUIPMENT

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Oven
- Steamer
- Microwave
- Warming drawer
- Fridge
- Freezer
- Dishwasher

FINANCIAL DATA**Price****CHF 2'950'000.-****Availability**

immediately

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- Wine cooler
- Built-in coffee machine
- Washing machine
- Dryer
- Shower
- Bath
- Phone
- Cable/TV
- WiFi
- Satellite
- Optic fiber
- Internet connection
- Alarm
- Interphone
- Outdoor lighting

FLOOR

- Tiles
- Parquet floor

CONDITION

- As new

ORIENTATION

- East

EXPOSURE

- Optimal
- All day

VIEW

- Clear
- Lake
- Garden
- Park

STYLE

- Character house













