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### 3 Bed House

Ticino, Distretto di Lugano Switzerland



**Price € 3,024,779**

3 bedrooms

3 bathrooms

#### Agency Details

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**Description** In Agra-Montagnola, Collina d'Oro, near Lugano, we sell an ensemble with an architecture villa and a second house, suitable as a studio / gallery. In a hillside and south facing location this property offers a modern architecture with large terraces and a beautiful well-kept Mediterranean garden. The estate provides spacious indoor and outdoor areas and is located in a sunny position with views of Monte Generoso and unobstructed views of the opposite wooded valley side with the municipality of Carona and the church of Madonna d 'Ongero. The house is surrounded by a carefully landscaped garden with various types of palm trees, large pine trees, magnolias, olive trees, cypresses and laurel trees. The entire property is surrounded by a dense hedge, nearly 3-meter-high, of evergreen cherry laurel. This particular place offers retreat, peace and privacy. Thanks to its special charisma, the property has always been a meeting place for artists and a place of art. Several contemporary artists have realized site-specific works, some of which are partly kept. Because of its particularity the property has been presented detailed in international journals such as Ideales Heim, Archi and Atrium in the recent years.

**ARCHITECT HOUSE** The residential building provides an area of ??about 247 sqm, which are distributed over 2 floors and 1 basement / ground floor. In the basement / ground floor is located: patio, storage room, laundry, wine cellar with natural stone, storage room and boiler room. The elevated ground floor with entrance area comprises a patio, spacious entrance hall, storage room, kitchen, guest room with panoramic window, large bathroom and the staircase to the upper floor. The second floor offers an extensive Living-Dining Area with up to 5 meters ceiling height, an ornamental and artistic vaulting in the ceiling, 5-meter-high windows offering a panoramic view to the San Salvatore, patio, glazed balcony, master bedroom with floor-to-ceiling sliding windows and garden view, dressing area and bathroom, balcony, another bedroom with glassed veranda and private garden terrace. Finishing was carried out with high quality materials: marble, parquet and special glass for floorings, ceramic for fittings, panoramic glazing, modern alarm system, underfloor heating throughout the house. **SECOND HOUSE (Suitable as Studio/ Gallery)** The L-shaped house with forecourt was built in 1997 and expanded in 2000. It offers a generously proportioned area of ??approx. 280 sqm, spread over two floors. The ground floor has a continuous room height of 4.0 meters and large floor-to-ceiling windows, of which some can be opened completely to the garden and forecourt. In the basement is an air-conditioned archive room with

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diverse built-in closets. Via an external staircase one can reach the terraces with stunning views and additional equipment room. On the ground floor is an entrance area, office, library with small skylight, small patio angle, two spacious rooms, guest toilet, kitchenette and patio as orangery. Two panoramic roof-top terraces invite for a relaxing stay. They offer unobstructable view to the opposite wooden ridge with the famous church Madonna D'Ongero of 17th century. Also, for this house, high-quality materials were chosen for finishing: resistant resin-based floor coverings, large-scale glazing running in galvanized iron frames, high ceilings, air-conditioned rooms, shading for sun protection, special lighting, alarm system etc. This house can either be a private museum, showroom, studio, office or guest house. Easily, it can be converted into a living area due to the existing connections. **GARDEN** The lush garden is carefully landscaped with particular attention to numerous, very differently designed places that invite you to linger. The variety of plants is remarkable and almost reaches the fullness of a botanical garden. It includes large shady pines, cypress, laurel, cherry laurel, privet, fig tree, magnolia, hemp palm, yucca, cycads, olive trees and oleander. Roses, lavender and sage surround you with pleasant aromas. Citrus plants and Strelitzia in large terracotta pots enhance the Mediterranean flair. The property also has a garage and several outdoor parking spaces. Sale price in CHF 3'650'000.- All the details listed above have been compiled according to information provided by the seller but are not guaranteed. The property is subject to sale and price changes.