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### 3 Bed House

Ticino, Distretto di Lugano Switzerland



IMAGE COMING SOON

**Price € 1,574,543**

3 bedrooms

3 bathrooms

#### Agency Details

Lead Galaxy, ,

Phone

Email

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**Description** The villa was completely new built in 1995, in a modern Mediterranean style on a terraced plot of 548 sqm. From the double garage at street level you reach the upper living area via an outside, as well inside staircase directly from the garage or the spacious entrance area. In the basement of the house is the entrance, a bedroom with shower room, dressing room and exit to the terrace, as well a cellar, laundry room, technical room / bunker and the stairs to the upper floor. In the upper floor there is an open living room with dining area, kitchen, fireplace and exit to the portico with further fireplace, a study or bedroom, bathroom, master bedroom with bathroom, dressing room, air conditioning and exit to the terrace. Adjacent to the portico is a spacious outdoor pool with sunbathing area. The entire upper floor has a ceiling height below the gable and a beautiful wooden ceiling with exposed beams, which give the living area a natural and warm atmosphere. There is underfloor heating, double glazed panoramic windows with automatic window blinds and automatic irrigation in the garden. The double garage, with about 1.5 parking spaces in front, offers direct access to the house. The villa is surrounded by a small, beautifully maintained, Mediterranean garden with pine, fig tree, oleander, palm trees etc. The villa can be used both as a first or secondary residence. Purchase price is CHF 1'900'000.- All details are based on information provided by the seller or commissioner and are believed to be correct to the best of our knowledge, however without guarantee. We will not be held liable for their accuracy. Offer is subject to interim sale and change in price. More information on: [emerald-casa.ch](http://emerald-casa.ch)