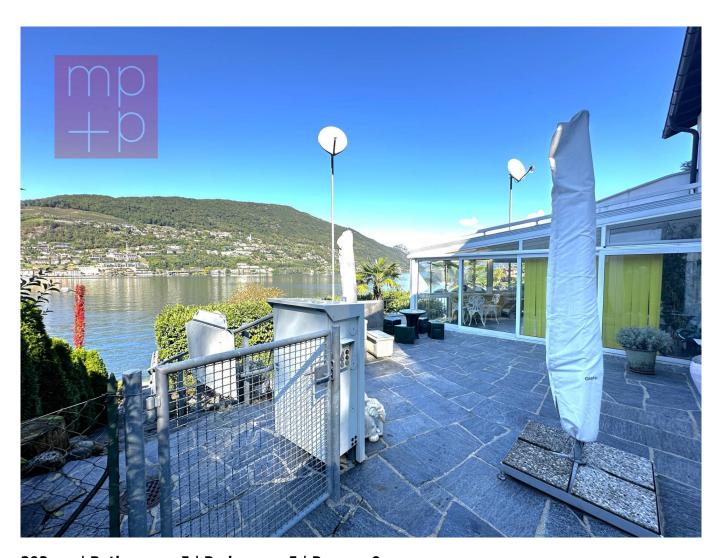


## **House For Sale in Brusino Arsizio**



293 mq | Bathrooms: 5 | Bedrooms: 5 | Rooms: 9

In Brusino Arsizio, a pretty lakeside town, overlooking Lake Lugano with a splendid panoramic view and sunny until late in the evening (west), we are selling a 4.5 and 5.5-room TWO-FAMILY VILLA, both as a PRIMARY and SECONDARY RESIDENCE. The villa is made up of 2 independent apartments, one on the raised ground floor and the other on the first floor (attic), in addition to the basement where there is also a large granite-paved terrace surrounded by a hedge and ornamental plants. At street level there is a square with space for two cars and a double garage, from which you can access the villa located in a raised and dominant position. The apartment on the raised ground floor consists of a large entrance hall-corridor with wardrobe, separate open kitchen, large living room with fireplace, dining area, study-library and large winter garden that can be completely opened onto a spacious terrace. The sleeping area consists of a bathroom with shower, 2 bedrooms, double bedroom with wardrobe area and master bathroom with bathtub. The penthouse on the 1st floor with high ceilings and exposed beams, has an entrance hall with wardrobe, separate open kitchen, living-dining room with large terrace, panoramic lake view and awning, sleeping area with 2 bedrooms (one with study-wardrobe), bathroom with shower and



washer-dryer column, double bedroom with wardrobe and master bathroom with shower. In the basement (heated and with windows) there is a hobby room with small kitchen (possibly guest apartment), toilet with shower, laundry room, SPA with Turkish sauna, relax area and showers, cellar. The building plot of land measures 1'398 sqm, of which a part consists of large terraces and the rest of garden and woodland upstream of the villa. There is an approved permit for the construction of a further new villa on 3 levels and approx. 190 sqm, which would be assigned 660 sqm of the land upstream. There is also the possibility of renting a berth in the small port of Brusino Arsizio. This two-family villa is ideal for those looking for space, comfort and a quiet and private location overlooking Lake Ceresio!

## **Property detail**

Code: D2443 (P)

Province: Distretto di Lugano	Municipality: Brusino Arsizio
Type: House, Multifamily House-Villa, Villa	Region: Ticino

Contratto: FOR SALE

**ZIP**: 6827 **Price**: 2,830,000 CHF

**Total Sqm**: 293 sq.m **Bedrooms**: 5

Bathrooms: 5 Rooms: 9

## **Features**

Fireplace	Parquet	Tiles
Bathroom with Bathtub	Mosquito net	Sun Awnings
HOLIDAY RESIDENCE	Bathroom with Shower	MAIN RESIDENCE
Laundry	Storage-Utility room	

## Nearby

Football Fields	Sport Centers	Tennis Courts
Kindergarten	Bar / Restaurants	Post Offices
Shopping Centers	Municipal Offices	



















