

## 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

<b>Code:</b> D2443	<b>Contratto:</b> FOR SALE
<b>Type:</b> House, Multifamily House-Villa, Villa	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Brusino Arsizio
<b>ZIP:</b> 6827	<b>Price:</b> 2,830,000 CHF
<b>Total Sqm:</b> 293 sq.m	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 5	<b>Rooms:</b> 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	



