

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

Contratto: FOR SALE

Type: House, Multifamily House-Villa, Villa

Region: Ticino

Province: Distretto di Lugano

Municipality: Brusino Arsizio

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



