

## Villa For Sale in Gordola



**312 mq | Bathrooms: 5 | Bedrooms: 3 | Rooms: 4**

In **Gordola**, we are selling a **Villa completely renovated in 2024, located in a dominant and sunny position with a splendid panoramic view of Lake Maggiore**, in the charming Locarno area. It can also be purchased as a **SECONDARY RESIDENCE**.

The southern exposure guarantees natural light throughout the day and sunsets of rare beauty.

Private yard with a garage for 2 medium-sized cars as well as convenient outdoor parking in front of the garage.

A grand granite staircase leads to the main entrance, located on the villa's third floor. Alternatively, a side path surrounded by greenery runs alongside the woods and leads directly to the upper floor, continuing into the woods above. A covered **elevator/cable** car is also planned, extending from the courtyard to the third floor; an ideal solution for maximum comfort and accessibility.

**Level 3:** An elegant granite driveway leads to the main entrance, an entrance hall with guest bathroom, and an internal staircase connecting the lower levels. The bright living-dining area features a designer open-plan kitchen with a central island and access to a panoramic balcony overlooking the lake. The master bedroom has a refined en suite bathroom with a tub, shower, double sink, and window.



**Level 2:** Large hallway with corridor and access to the external staircase leading to the spacious terrace below with swimming pool. Two bedrooms, both with bathrooms with shower (one with a window), as well as a utility room and laundry room, equipped with a boiler, heat pump (underfloor coils), inverter for photovoltaic and solar panels, server, and electrical panel.

**Level 1:** Spectacular **panoramic terrace with swimming pool, outdoor shower, and climate-controlled pergola with barbecue and outdoor kitchen**, ideal for al fresco dining. **Exclusive wellness** area featuring a large spa with sauna, hot tub, two showers, restroom, and relaxation/fitness area. An external staircase from the terrace leads directly to the third floor.

The property stands out for its **high-quality finishes**: marble-effect porcelain stoneware floors and quartzite kitchen, home automation system, electric shutters, carefully designed outdoor lighting, and double-glazed aluminum windows.

**A modern and technologically advanced residence, perfect as a primary residence or a prestigious holiday home, surrounded by nature and tranquility with an unparalleled view of the lake.**

### Property detail

|                                       |                              |
|---------------------------------------|------------------------------|
| <b>Code:</b> D2614                    | <b>Contratto:</b> FOR SALE   |
| <b>Type:</b> Villa                    | <b>Region:</b> Ticino        |
| <b>Province:</b> Distretto di Locarno | <b>Municipality:</b> Gordola |
| <b>ZIP:</b> 6596                      | <b>Price:</b> 2,500,000 CHF  |
| <b>Total Sqm:</b> 312 sq.m            | <b>Bedrooms:</b> 3           |
| <b>Bathrooms:</b> 5                   | <b>Rooms:</b> 4              |

### Features

|                                   |                         |                               |
|-----------------------------------|-------------------------|-------------------------------|
| RASI (electricity certification)  | Guest Bathroom          | Shutters                      |
| Tiles                             | Marble floor            | Solar panels (warm water)     |
| Photovoltaic panels (electricity) | Grill / Barbecue        | HOLIDAY RESIDENCE             |
| Domotics                          | Outdoor Garden lighting | Bathroom with Shower          |
| Heat pump                         | MAIN RESIDENCE          | Bathroom with Bath and Shower |
| Laundry                           |                         |                               |

### Nearby

|              |                    |                |
|--------------|--------------------|----------------|
| Banks        | Football Fields    | Sport Centers  |
| Kindergarten | Elementary Schools | Middle Schools |



Bar / Restaurants

Post Offices

Shopping Centers

Municipal Offices

---

---

---



