

Villa For Sale in Lugano



350 mq | Bathrooms: 5 | Bedrooms: 6 | Rooms: 9

On the beautiful **Carabbia** hillside, in the municipality of **Lugano**, in a private residential community of 26 homes, we are selling an **8.5-room villa plus a studio apartment (with the possibility of extension)**, also available as a **SECONDARY RESIDENCE**. This beautiful, **panoramic residential area offers views of the hills, stretching to the Alps, and the valley below**. It is just 3.5 km from the city of Lugano and just 200 meters from the PostBus stop. The property is accessed via a street-level courtyard with three garages and four parking spaces in front. The home of approx. 350 sqm gross and approx. 270 sqm net, extends over four mezzanine levels and features **large terraces**, a mostly flat garden with flowers, palm trees, fruit trees, and ornamental plants, **swimming pool** with a counter-current system, a relaxation area, a closable veranda, a pergola, and a barbecue. The villa was built in 1979 and later expanded with an additional section in 1991. The property features a large living room with a fireplace and Florentine terracotta floors, a kitchen with access to a veranda with folding glass doors, five bedrooms, a study, four bathrooms, a hobby room, a heating system room, a laundry room, a sauna with shower and bathroom, a storage room, and a crawl space/wine cellar. A **studio apartment** with a separate entrance comprises a kitchen, living



room, bedroom, and separate bathroom. Heating is provided by a heat pump and radiators, photovoltaic panels, an insulated roof, and PVC windows with double and triple glazing. The garden is large but easily maintained thanks to several natural stone retaining walls that make the surfaces level. It is partially covered with granite slabs. The total land area is 907 square meters, plus 1/26 of the village facilities are co-owned (a small grotto available for private events, a road, parking, etc.). The house is habitable and in fair to good condition. It would require partial renovations (kitchen, bathrooms, painting, etc.) to bring it up to current standards. **Thanks to its hillside location, this villa offers an opportunity to live in a green and peaceful setting just a few kilometers from Lugano. Call now to book an appointment!**

Property detail

Code: E2566 **Contratto:** FOR SALE

Type: Villa **Region:** Ticino

Province: Distretto di Lugano **Municipality:** Lugano

ZIP: 6913 **Price:** 1,800,000 CHF

Total Sqm: 350 sq.m **Bedrooms:** 6

Bathrooms: 5 **Rooms:** 9

Features

Fireplace	Guest Bathroom	Shutters
Bathroom with Bathtub	Porch / Lounge	Wardrobe
additional room	HOLIDAY RESIDENCE	Bathroom with Shower
Heat pump	MAIN RESIDENCE	Laundry
Storage-Utility room		

Nearby

Sport Centers	Bike Lanes	Childrens playgrounds
Bar / Restaurants		



