

House For Sale in Lugano



220 mq | Bathrooms: 4 | Bedrooms: 3 | Rooms: 4

In **Lugano-Pregassona**, in the upper part of the town and in a prime residential location, we are selling a **detached 4.5-room house**, immersed in a tranquil setting, with a pleasant **open view and a glimpse of the lake**.

The setting offers privacy, excellent sunlight throughout the day, and convenient connections to the city center, reachable in just a few minutes by car or public transport.

The home sits on a **409 m² plot of land**, has a **gross surface area of approx. 220 m²** and a **net living area of approximately 170 m², plus terraces totaling approx. 35 m²**. It extends over two levels above ground and a well-organized basement. It offers generous and functional spaces, ideal for a family or anyone seeking a comfortable, quiet home within easy reach of main services, schools, shops, and infrastructure.

On the **ground floor** is the living area, consisting of a welcoming entrance hall, living room with



fireplace, open-plan kitchen with dining room, bathroom, and a bedroom/study.

The openings onto the terrace and garden, complete with a large bioclimatic pergola and grill, allow for seamless outdoor living, making the outdoor area perfect for relaxing or socializing in a discreet and protected setting.

The sleeping area, located on the **upper floor**, includes a large and bright double bedroom with a master bathroom with shower, tub, double sink, and window, a second generously sized bedroom, and a bathroom with tub, bidet and window. Both bedrooms open onto a covered terrace with panoramic views stretching to the lake.

The **basement level** features a double-car garage, a porch with one parking space, a hobby room, a laundry room, a tavern with a fireplace, a bathroom with a shower and a cellar. These spaces are well-sized and easily accessible for everyday use. Additional parking spaces are available outside.

The house is being sold partially furnished, with availability to be agreed.

This harmonious, well-maintained, private property is still close to amenities, ideal for those seeking quality living, convenience, and a peaceful setting close to the city of Lugano. Call now for a viewing!

Property detail

Code: E2588

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Lugano

ZIP: 6963

Price: 1,650,000 CHF

Total Sqm: 220 sq.m

Bedrooms: 3

Bathrooms: 4

Rooms: 4

Features

Hobby room	Fireplace	Parquet
Guest Bathroom	Jacuzzi	Shutters
Tiles	Bathroom with Bathtub	Photovoltaic panels (electricity)
Sun Awnings	Grill / Barbecue	Pergola
Stone table	Grotto	HOLIDAY RESIDENCE
Bidet	Bathroom with Shower	MAIN RESIDENCE
Bathroom with Bath and Shower	Laundry	



Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Childrens playgrounds
Public Transport	Kindergarten	Elementary Schools
Middle Schools	Bar / Restaurants	Post Offices
Shopping Centers	Municipal Offices	



