



Exclusive location directly on the lake- house with 2 apartments and boat garage
Brusino Arsizio / Ticino- SWITZERLAND

Type of property	Holiday home with 2 apartments
Location	Directly on Lake Lugano
Surroundings	Exclusive, directly on the lake
Year of construction	1960, continuously renovated
Number of rooms	7.5 rooms
Number of bathrooms	1 bathroom with bathtub/sink, separate WC on the upper floor 1 bathroom with shower/sink/WC on the ground floor
Balcony, terrace, etc.	Balcony and terrace seaside
Parking spaces	Parking lot directly at the house

Type of heating	Oil central heating
Fireplace	Fireplace in the living room on the upper floor Outdoor fireplace in the basement
View	Unique view of Lake Lugano
Stores, post office,...	shopping facilities, Restaurants, post office in Brusino
Public bus stop	approx. 500 m (bus no. 532) "Punta Poiana"
Floor coverings	tiles in all rooms
Windows	with double glass
Property condition	Well maintained



DESCRIPTION

The unique location is impressive here!

A property for lovers, boat owners and water sports enthusiasts.

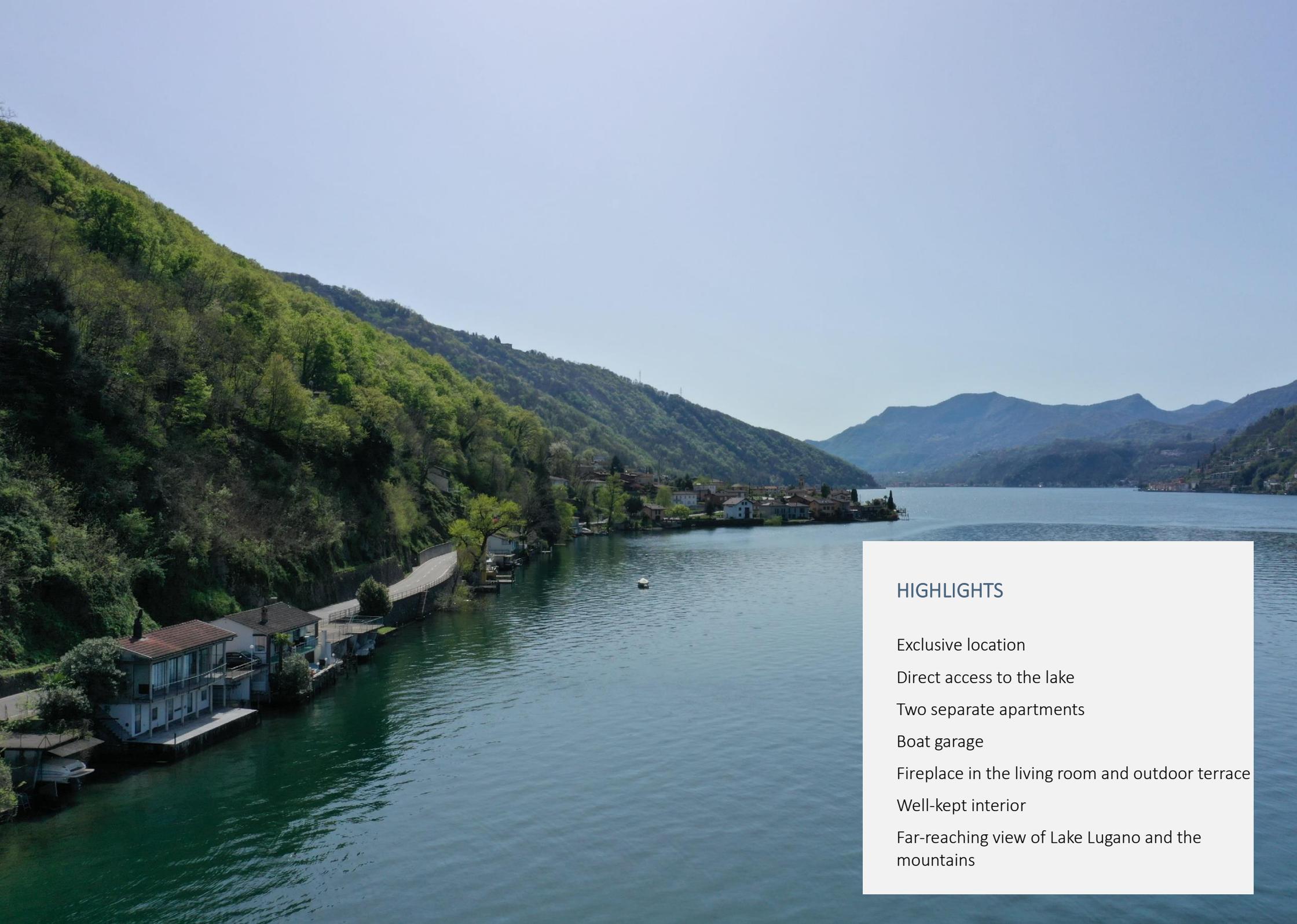
This vacation home with two apartments and a boat garage is located directly on the beautiful Lake Lugano. A panoramic view of the opposite lakeshore, from Morcote to Monte San Salvatore and breathtaking sunsets are unforgettable.

On the upper floor is the larger apartment with a balcony over the entire side of the house. A living/dining room with fireplace, a separate kitchen, three bedrooms and a bathroom with bathtub/sink. The separate WC is separated from the bathroom by a door. A spiral staircase leads from the balcony to the lower terrace with direct access to the lake.

On the ground floor there is a smaller apartment with a bright living room/kitchen, two bedrooms and a bathroom with shower/WC as well as an adjoining cellar room. Practical built-in wardrobes are available in the hallway and the bedrooms. The apartment is accessible from the street via an external staircase or via the spiral staircase of the upper apartment.

The house has a boat garage, which is located under the parking lot and is accessible from the terrace of the lower apartment.

Brusino Arsizio is situated at 276 meters above sea level and at the foot of Monte Giorgio (UNESCO World Heritage Site) and belongs to the district of Lugano.



HIGHLIGHTS

Exclusive location

Direct access to the lake

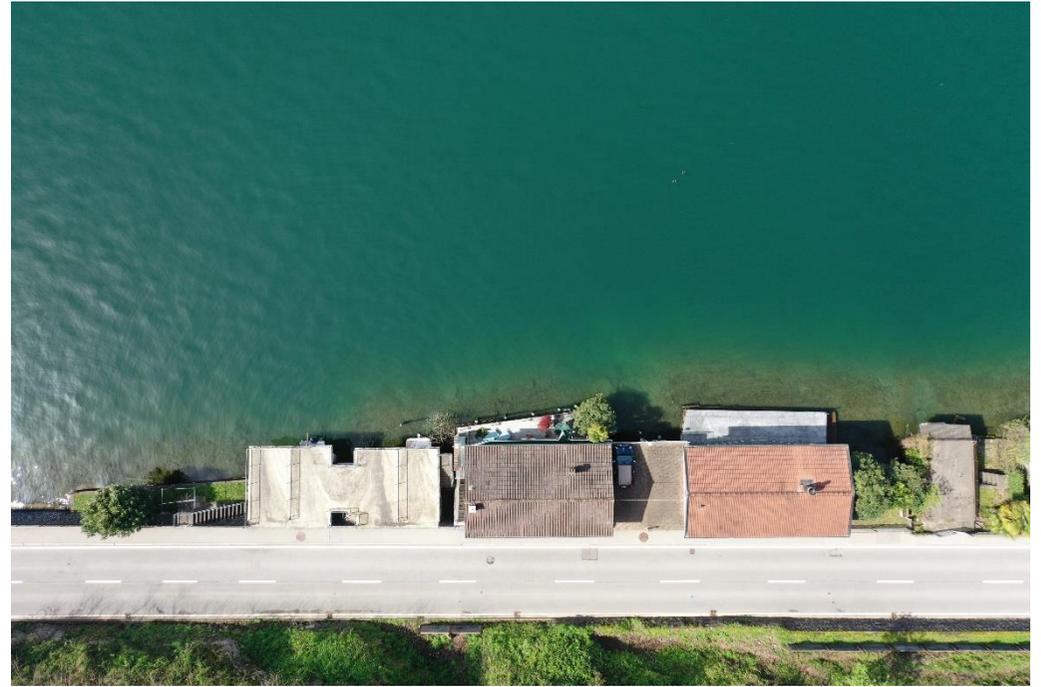
Two separate apartments

Boat garage

Fireplace in the living room and outdoor terrace

Well-kept interior

Far-reaching view of Lake Lugano and the mountains











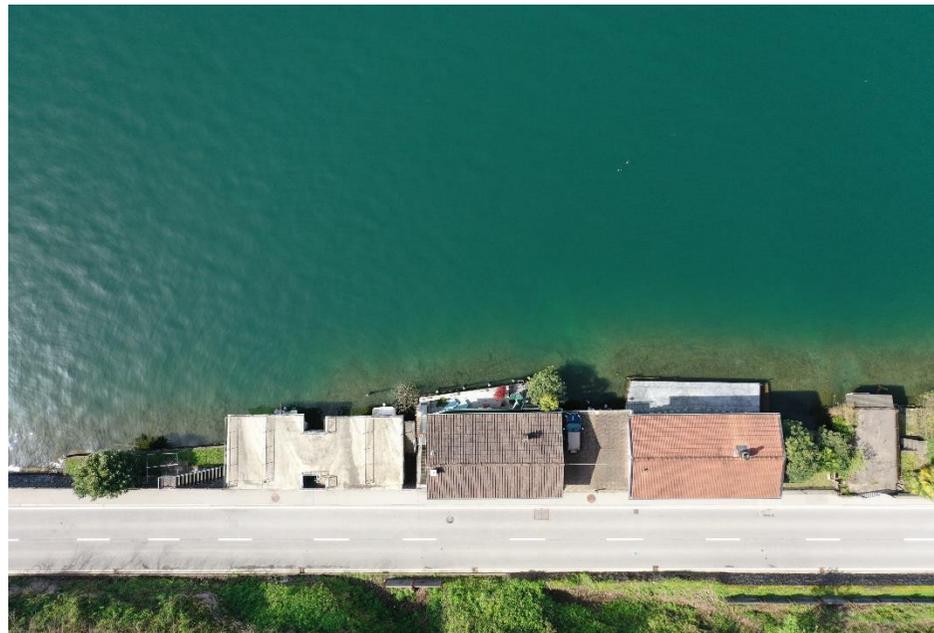
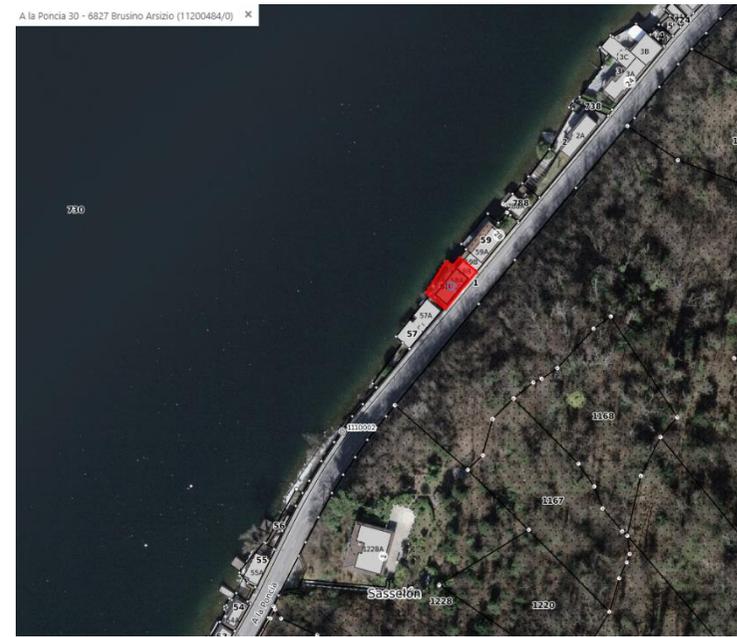
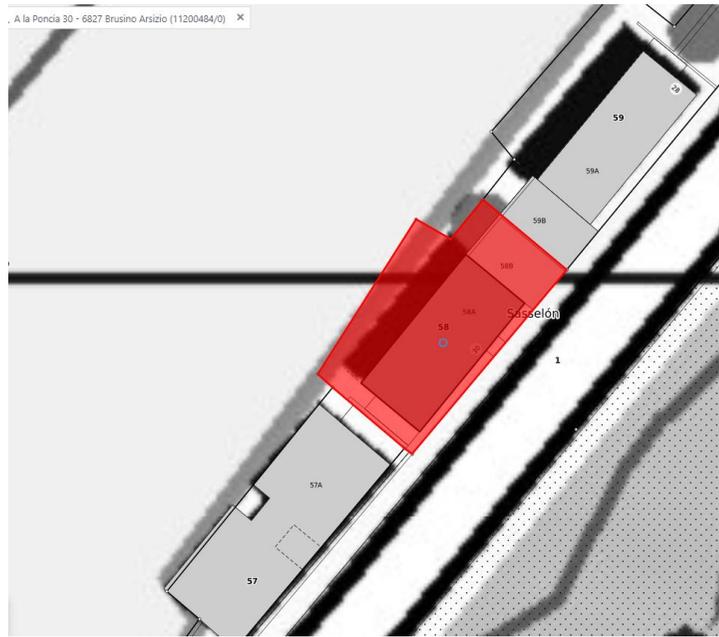




Open the QR link and get an even better insight into the property with the Virtual Tour 360°



MAPS





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