



FOR SALE

CH-6883 Novazzano, Via Campora 8

Exclusive Villa with Pool in Novazzano, Mendrisiotto

CHF 2,590,000.-

SEQUOIA  
CONSULTING

# Property description

Brochure in Italiano

Broschüre auf Deutsch

Brochure in English

Брошюра на русском языке

Located in Novazzano, this single-family villa for sale is situated in a quiet and peaceful residential neighborhood characterized by houses and single-family villas. The municipality boasts an attractive tax multiplier (65%).

Built on a flat plot of land consisting of two separate parcels (part. 964 and part. 965) totaling 1,730 sqm, the property offers excellent privacy and is surrounded by a spacious and well-maintained garden. The garden features a lush green lawn with perimeter trees and hedges and includes a large swimming pool with a walkway bordered in Florentine terracotta.

The property also benefits from a secondary road access on an adjacent 237 sqm private street plot (part. 1377), facilitating external maintenance. Its southeast orientation ensures good sunlight throughout the year and optimal natural interior lighting.

Designed by a renowned Ticino architect, the villa was built in 1991 and has undergone continuous and meticulous maintenance over the years. It features a

solid structure with bush-hammered concrete exterior walls and columns, floor-to-ceiling wooden window frames with double glazing, electric shutters in the sleeping area, a gas heating system with underfloor heating, an alarm system, a water softening system, and an automatic garden irrigation system. The flooring includes elegant travertine marble in the living area, carpeting in the sleeping area, and Florentine terracotta outdoors.

The house is spread over 3 levels and is composed as follows:

## **Ground Floor:**

Large main entrance hall, bright dining room, spacious kitchen with an island, hallway, relaxation area with a fireplace, large living room, office, cloakroom, guest WC. All rooms have direct access to the garden and pool. The adjacent beautiful covered porch, enclosed with safety glass, offers ample outdoor living space. A designer staircase leads to the sleeping area on the upper floor.

## **First Floor:**

The sleeping area is divided into two sections. The master suite includes a master bedroom with a walk-in wardrobe and built-in closets, a spacious and bright travertine marble bathroom with shower, Jacuzzi, and toilet. The room has direct access to a large, partially covered terrace with a lovely view of the surrounding

mountains. The second sleeping area comprises three bedrooms with built-in wardrobes and access to their respective terraces, plus two windowed bathrooms, one with a bathtub and toilet, the other with a shower and toilet.

## **Basement/Service Floor:**

Hallway with generous built-in closets, large laundry and ironing room, heating room, shelter, cellar, technical room with pool pump and filter, double garage with electric door.

## **Exterior:**

Access staircase, porch, terraces, and pool walkway in fine Florentine terracotta. The masonry swimming pool is heated and equipped with an electric cover and a counter-current swimming system. An outdoor shower completes the area. The driveway leading to the garage allows for additional vehicle parking.

Numerous essential services are available nearby, including pharmacies, a medical office, a post office, a bank, a nursery, and primary schools.

The public transport stop is only 150 meters away, while the Chiasso and Mendrisio highway exits are just a few kilometers away, providing excellent access to the entire road network towards both the south and north. Shopping centers are also just a few kilometers away. Ideal for families!

# Characteristics

Availability	<b>To agree</b>	Total number of floors	<b>3</b>
Type	<b>Villa</b>	Heating type	<b>Fuel oil</b>
Reference	<b>8581</b>	Domestic water heating system	<b>Fuel oil</b>
Rooms	<b>8.5</b>	Living area	<b>365 m<sup>2</sup></b>
Bedrooms	<b>4</b>	Gross living area	<b>542 m<sup>2</sup></b>
Bathrooms	<b>4</b>	Ground surface	<b>1,730 m<sup>2</sup></b>
Year of construction	<b>1991</b>	Parking spaces	<b>4</b>
Latest renovations	<b>2021</b>		

Object Price	<b>CHF 2,590,000.-</b>
<b>Number of parkings</b>	
Total (incl.)	<b>4x</b>

# Conveniences

## Outside conveniences

- > Terrace/s
- > Garden
- > Parking
- > Swimming pool

## Inside conveniences

- > Garage
- > Fireplace

## View

- > With an open outlook
- > Garden

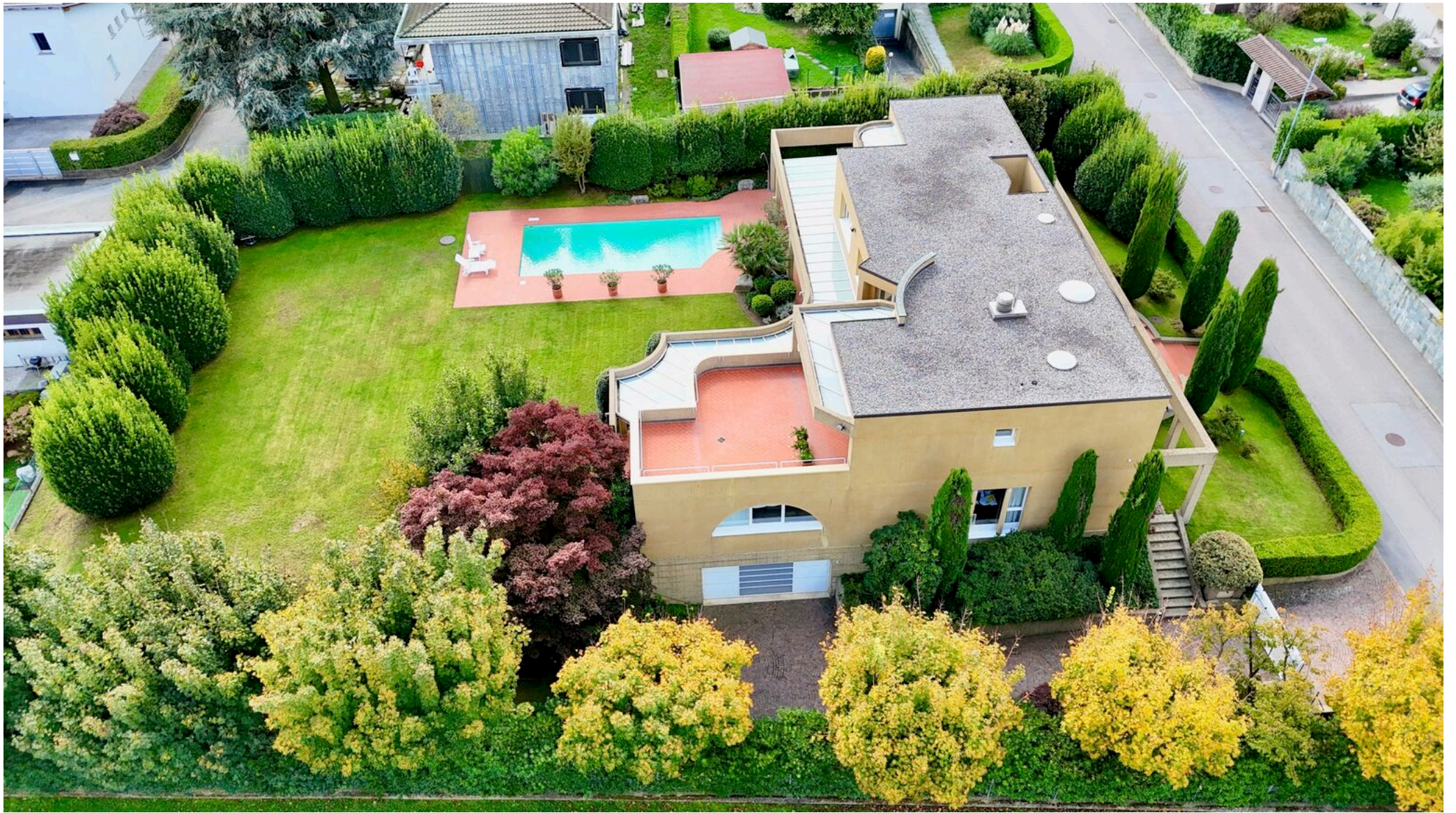
# Picture(s)



# Exterior view











# Interior view

























# Exterior view







# Interior view

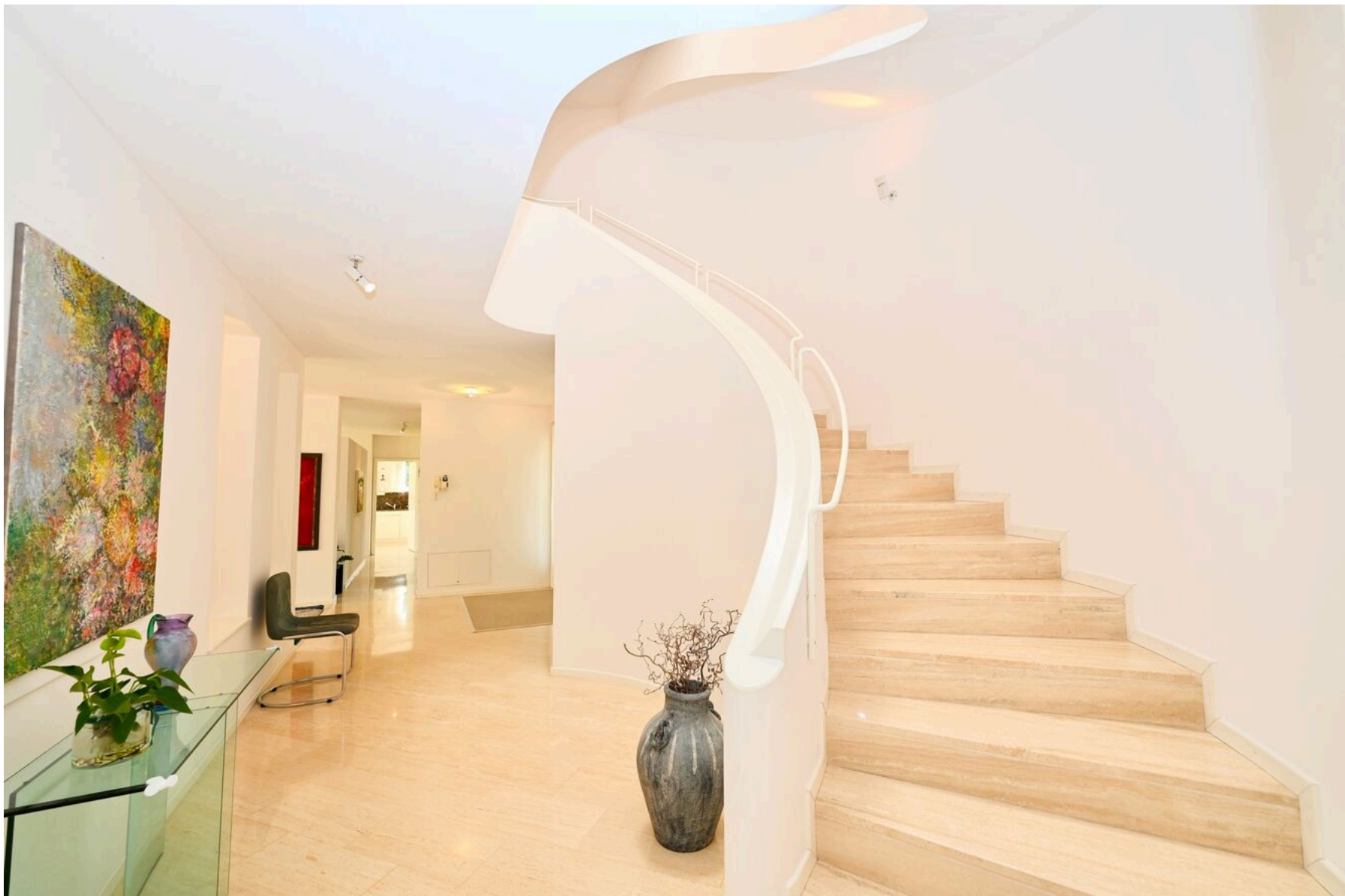












# Exterior view







# Contact

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## Your consultant

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