

**Modern villa Bauhaus-style, traditional rustico Ticino-style, vineyard**  
**Agno, Bioggio**

*Garden Eden: A dream for all lovers of garden and wine*

**Villa Bauhaus-style**





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**Rustico Ticino-style**





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**Vineyard**



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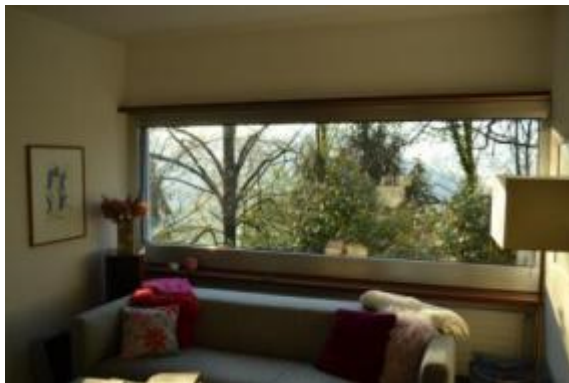
**An architectural house with style and flavor, true to Bauhaus, plain and functional**



*Front view (towards south)*



*rear view (towards north)*



*Panorama view window (towards east)*



*Panorama view window (towards east), lake view during winter time*



*Dining room (towards west)*



*ground floor (view south-north)*



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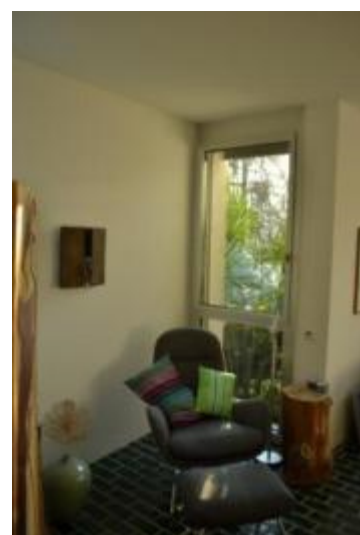
*ground floor (view north-south)*



*window small office ground floor*



*window corridor ground floor*



*Sitting area living room ground floor*



*open fireplace ground floor*

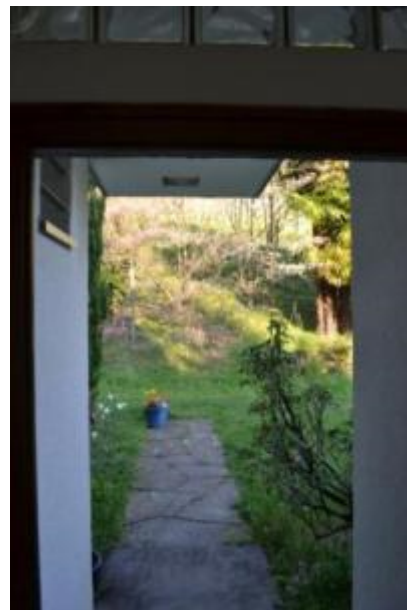


*Terrace ground floor*



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*Entrance villa*



*Guest toilette*

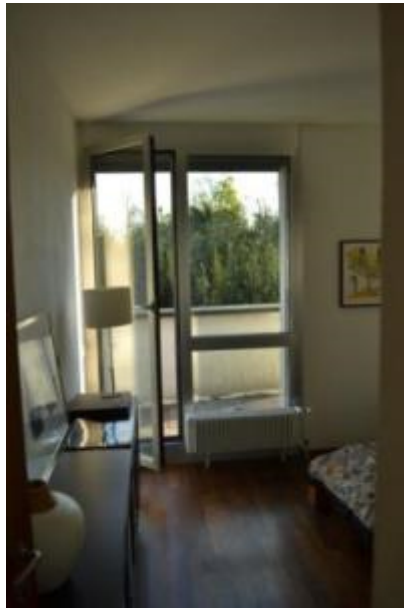


*Kitchen*



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*Guest room / children's room*



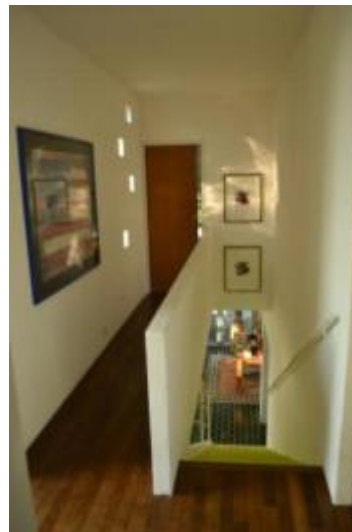
*Corridor upper floor*



*built-in wardrobe upper floor*



*Office upper floor*



*Corridor upper floor*

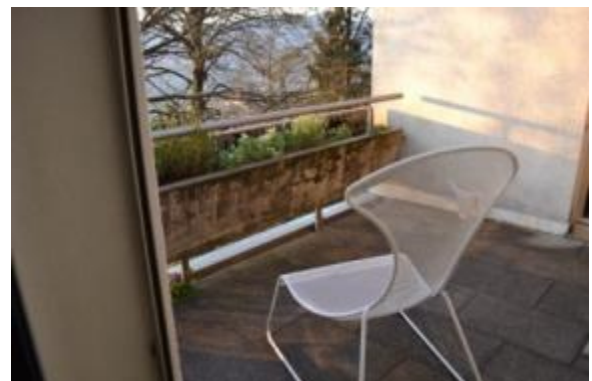


*niche bedroom*



*Terrace guest room /  
office*

*Terrace east / access  
bedroom / guest room*



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*Bedroom and terrace (south side)*



*Lake view from terrace bedroom*



*Winter atmosphere in the living room*



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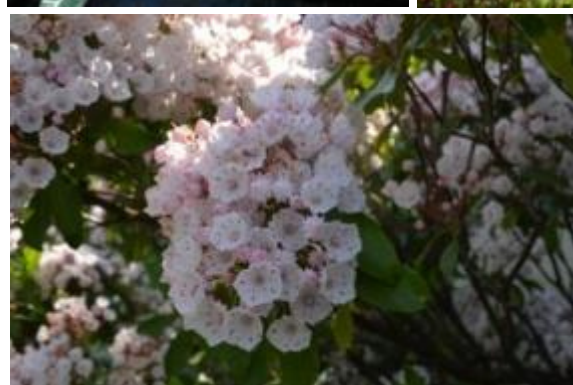
In addition: the garden *Eden*, wide-ranging natural meadow combining villa and rustico, surrounded by ingrown trees and bushes: camellias and azalea of all colors, cornus white and pink, palms, rhododendron, hydrangeas, oleander and a shady evergreen summer magnolia, for this a tree of figs and persimmon.





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**For your retreat, to read, write or meditate: an old classical rustico Ticino-style, newly renovated, with open portico and fire place.**



*village center*



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*Entrance to office ground floor*



*Office ground floor*



*Tasting room, kitchen, fire place ground floor*



*stairs to upper floor*



*mediation room upper floor*





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*Portico (upper floor) with lake view in south-east direction*



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*Covered sitting corner in front of wine cellar*



*Wine cellar rustico*



*Entrance rustico (upper right) and outddor toilette*



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**View towards own vineyard from both houses (currently leased to a young vintner)**



***Vineyard:***

***View from terrace office / guest room (left top)  
and portico (left bottom)***



***View from top of vineyard towards south (top) and  
from bottom towards west (bottom)***



## **Modern villa Bauhaus-style, traditional rustico Ticino-style, vineyard**

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#### **Villa**

- timeless villa Bauhaus-style, alignment north-south
- architect: Aurelio Galfetti, A. Nydegger, R. Stalder
- upper floor
  - 1 bedroom and terrace south side with lake view during wintertime an access to additional terrace east side
  - 1 guest room | children's room with terrace north side
  - 1 office
  - corridor with access terrace east side
  - whole surface parquet floor (new, north-american oak)
  - bathroom with shower, washbasin, toilette, exterior window, access via bedroom
  - bathroom with bathtub, washbasin, toilette, exterior window
- ground floor
  - covered house entrance, corridor
  - 1 open living room with panorama-view window east-side, open fire place
  - 1 dining room with panorama-view window east-side with lake view during wintertime and covered terrace south-side
  - salon, small office
  - kitchen with built-in appliance, access to garden
  - guest-WC
- basement
  - boiler room and storage of firewood
  - laundry room with big aluminium wash basin
  - storage room
  - workshop
  - outdoor shower
- living area (upper floor, lower floor): ca. 142 m<sup>2</sup>
- usable area (lower floor): ca. 79 m<sup>2</sup>
- terrace area (upper floor, lower floor): ca. 25 m<sup>2</sup>
- cubator: ca. 956,83 m<sup>3</sup>
- insurance sum: CHF 1.035.780,-- rate: CHF 1.093,20 p.a.
- year of completion: 1967



## **Modern villa Bauhaus-style, traditional rustico Ticino-style, vineyard**

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investments, renovation work (since 2012):

3-fold vitrified frameless windows, manufacturer SCHÜCO, parquet floor upper floor, new bath facilities (toilets, cistern, brand GEBERIT, fittings, wash basin (wooden table), mirror with LED-light, glass partition, furniture), built-in wardrobe upper floor, kitchen, app-driven smart heating thermostat brand BOSCH, electrical roller shutters, outdoor lightning, outdoor shower, laundry room, garden and outdoor facility (lightning), several other renovation work value: ca. CHF 200.000 (without labor costs)

#### **Garden**

- lush old growth plants: camellia, azalea, cornus, summer magnolia, tree of persimmon, tree of fig, maple tree, bushes of forsythia, etc.

#### **Garage**

- 2 covered pitches
- without garage gate, could be retrofit

#### **Public transport**

Post bus auto, line 421, bus stop Bioggio, Via Mondonico, ca. 10 min. by feet |

Connection to tram station line FLP to Lugano, station Bioggio Molinazzo

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#### **Rustico**

- classical rustico Ticino-style (18. century), completely renovated in 2015 – 2017 (windows, outdoor toilette, interior plaster, feed and waste water, electrical facilities, etc.)
- upper floor
  - living room, mediation room
  - open portico with lake and south-east view
- ground floor
  - office room
- tasting room with new sink, open fire place and wooden stairs to upper floor
- basement
  - wine cellar
  - covered portico
- between basement and ground floor
  - outdoor toilette
- living area (upper floor, ground floor): ca. 32 m<sup>2</sup>
- portico (upper floor): ca. 10 m<sup>2</sup>
- usable area (ground floor): ca. 45 m<sup>2</sup>
- cubator: ca. 247.85 m<sup>3</sup>
- insurance sum: CHF 187.128,-- rate: CHF 251,70 p.a.
- year of completion: ca. 1900

#### **investments, renovation works (since 2012):**

windows (partly renewed, restored), outdoor toilette new, tasting room, interior plaster cellar, ground floor, upper floor, portico (incl. thermal insulation), wooden ceiling, wooden floor, wooden beams, several other renovation work  
value: ca. CHF 70.000 (without labor costs, own work)

#### **Vineyard**

- new cultivated in 2015 / 2016 (terraced, planted, wire plant, electrical fencing)
- south-east alignment
- year of planting: May 2016 with ca. 1.500 plants (500 Merlot, 500 Malbec, 500 Marselan)
- first harvest in 2019
- area: ca. 3.545 m<sup>2</sup>
- investment: ca. CHF 80.000 (without labor costs)
- currently leased to young vintner

#### **Total area**

- vineyard ca. 3.545 m<sup>2</sup>
- property with real estate ca. 2.904 m<sup>2</sup>
- co-ownership access street ca. 80 m<sup>2</sup>
- Total ca. 6.529 m<sup>2</sup>



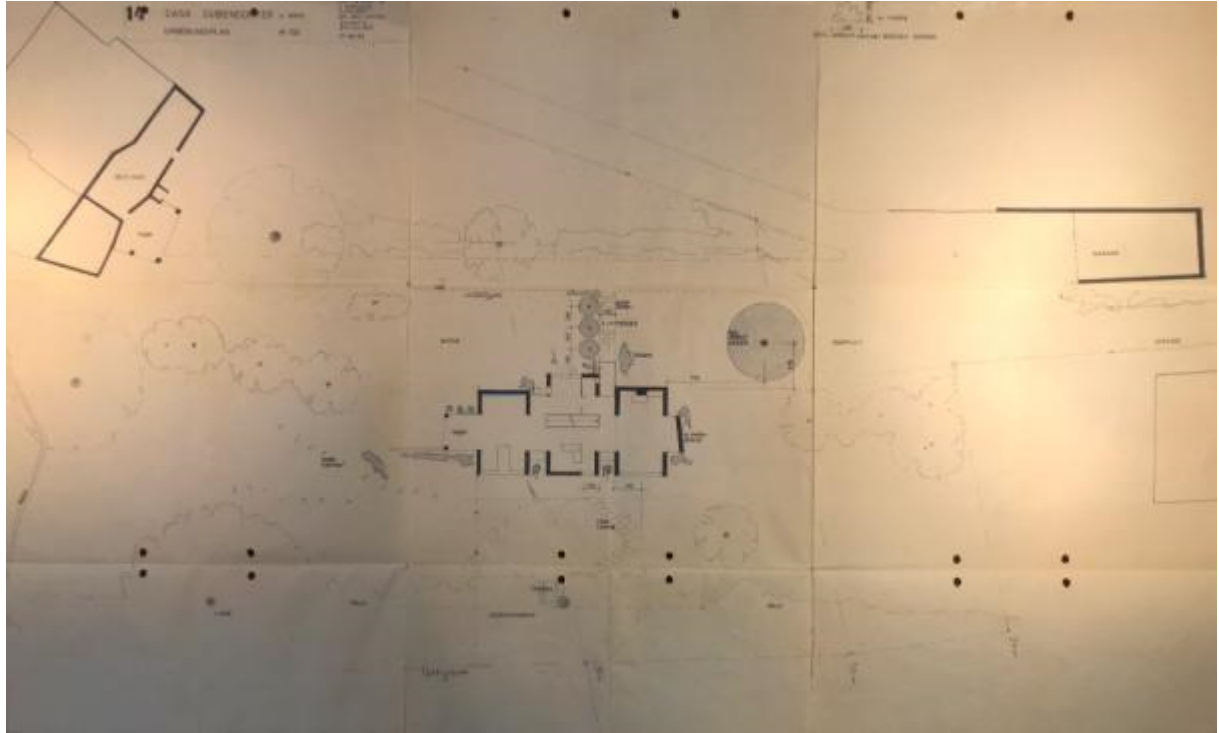
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**Floor plan**

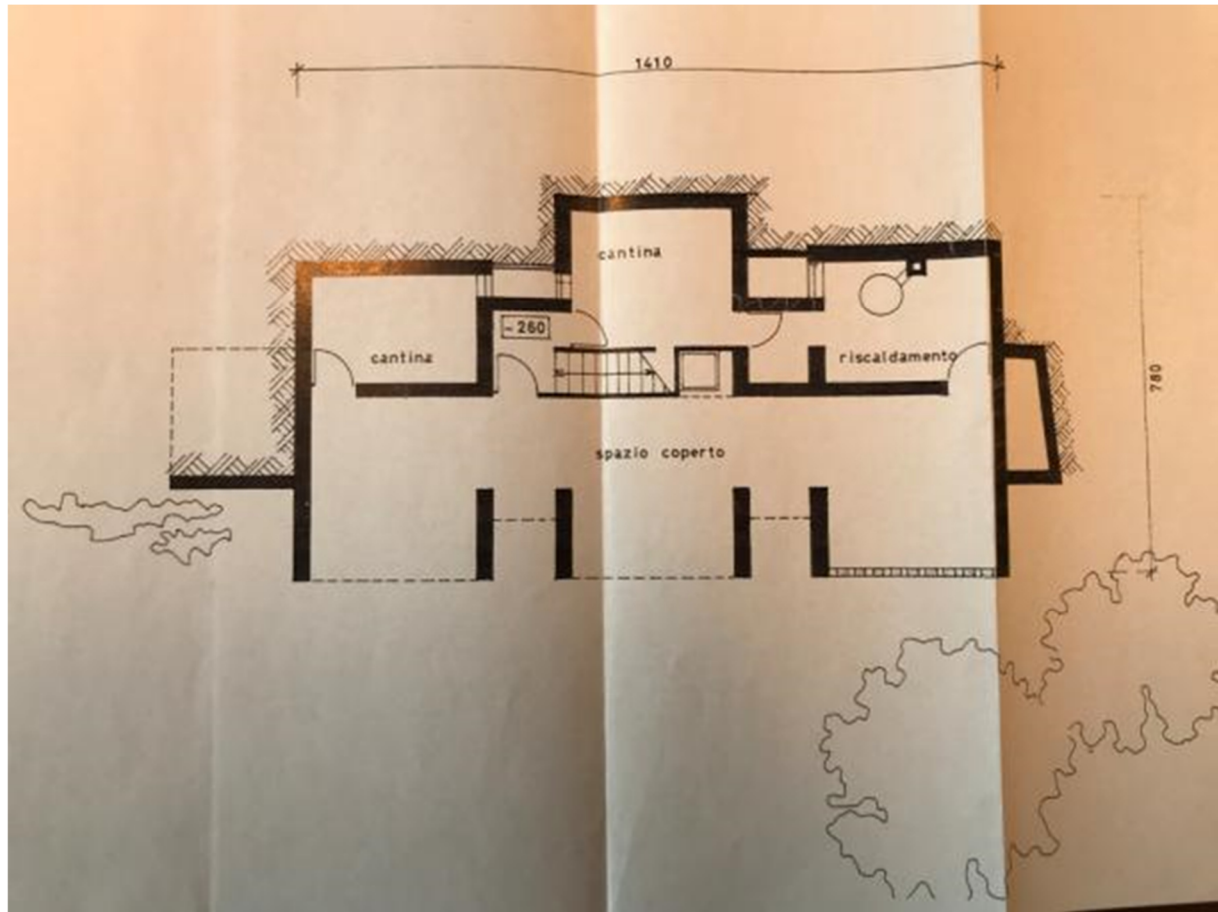
Entire ensemble: villa in Agno, rustico in Bioggio



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Villa in Agno, basement

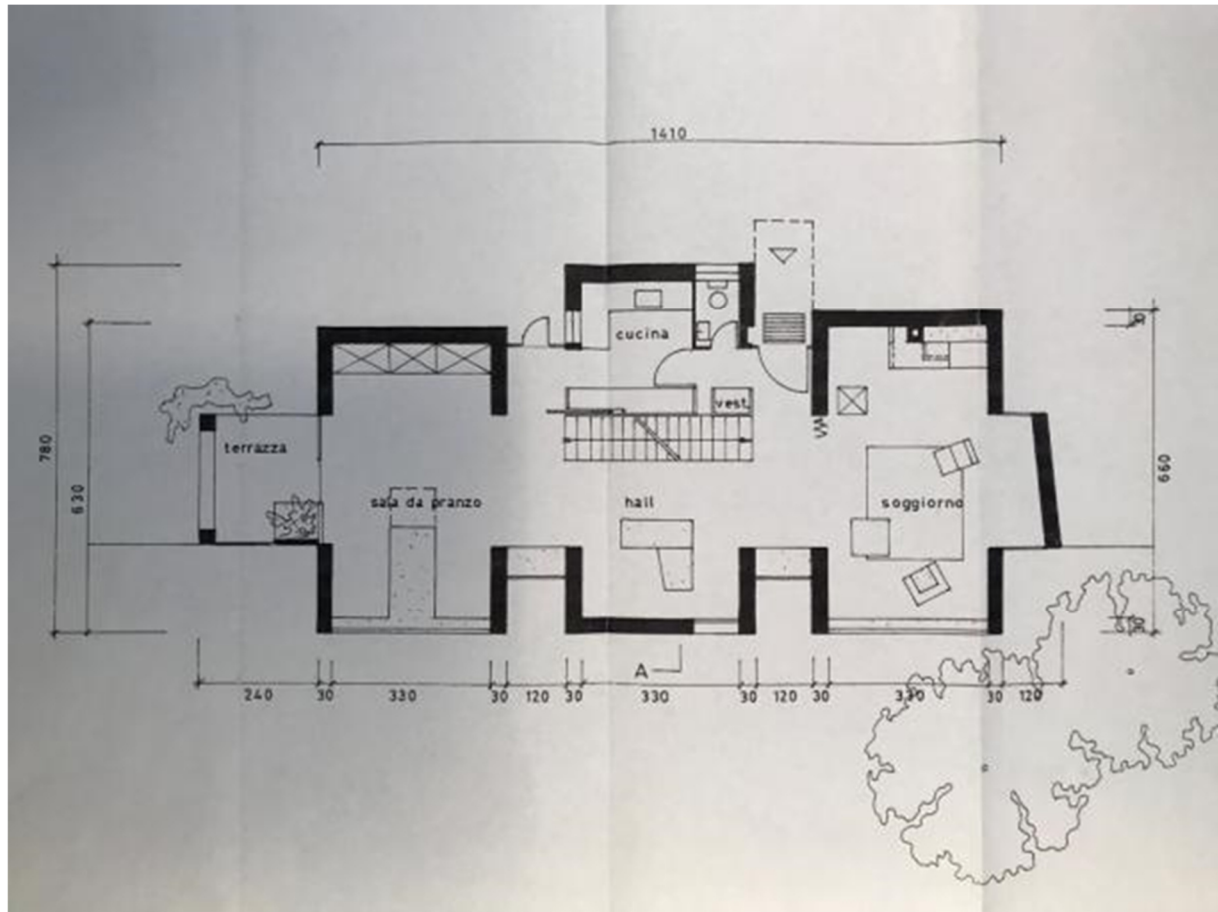




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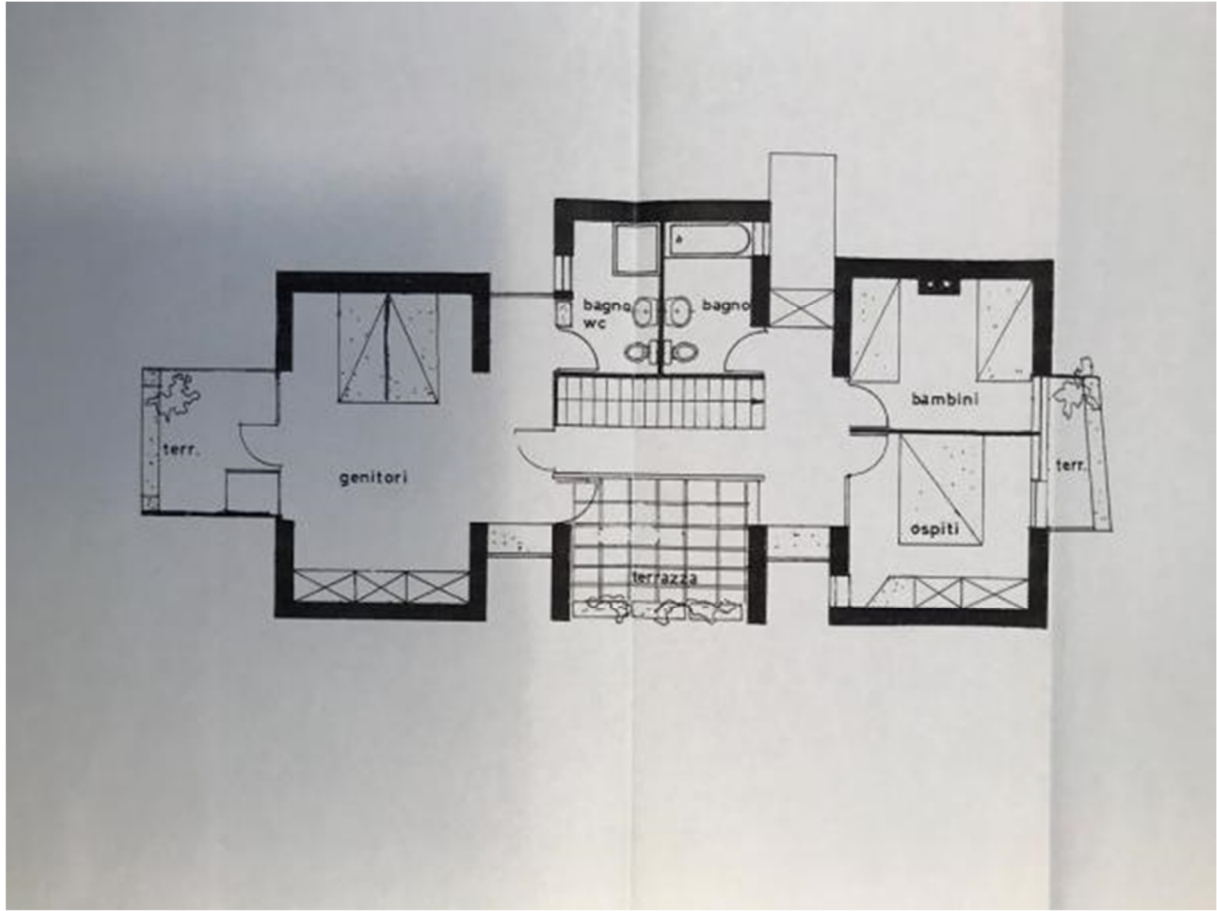
Villa in Agno, ground floor



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Villa in Agno, upper floor

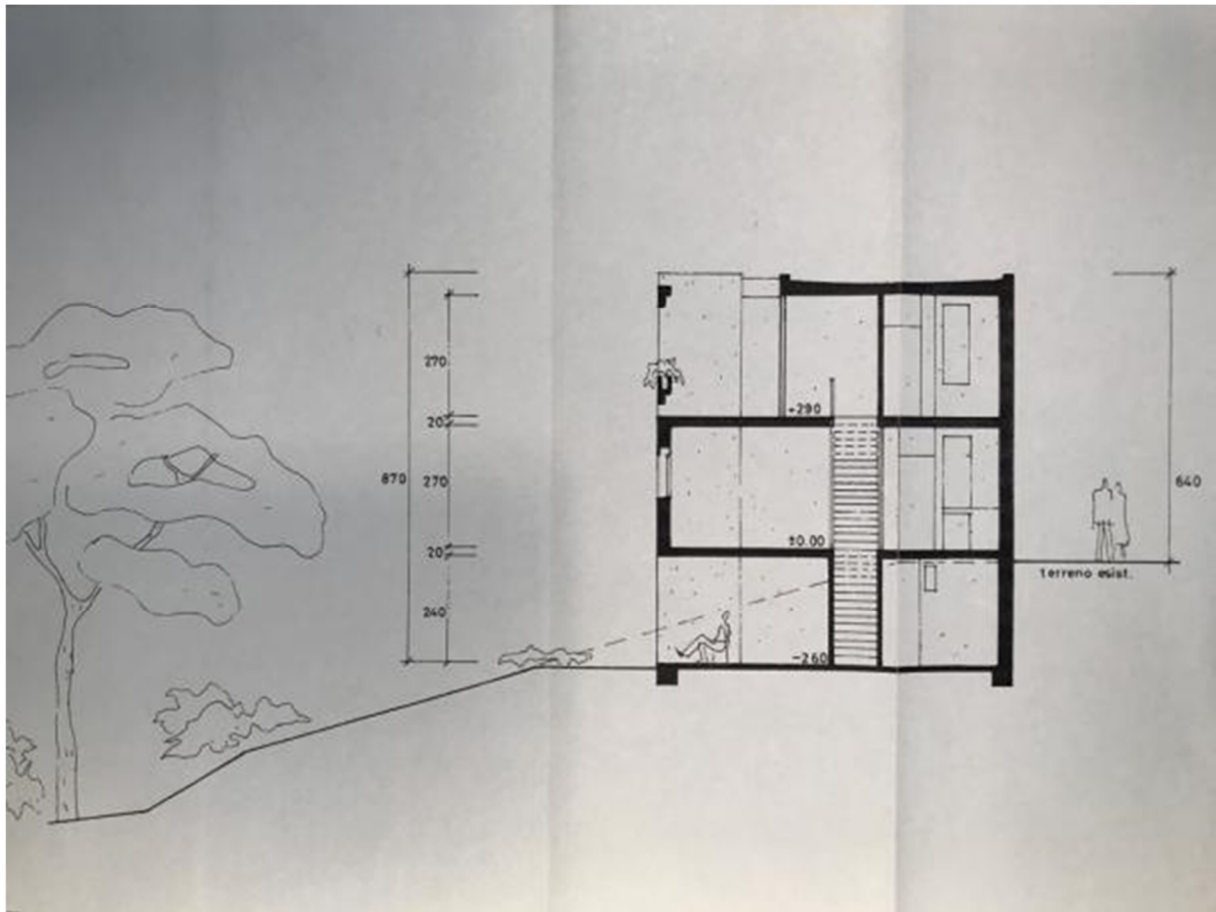




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Villa in Agno, side view

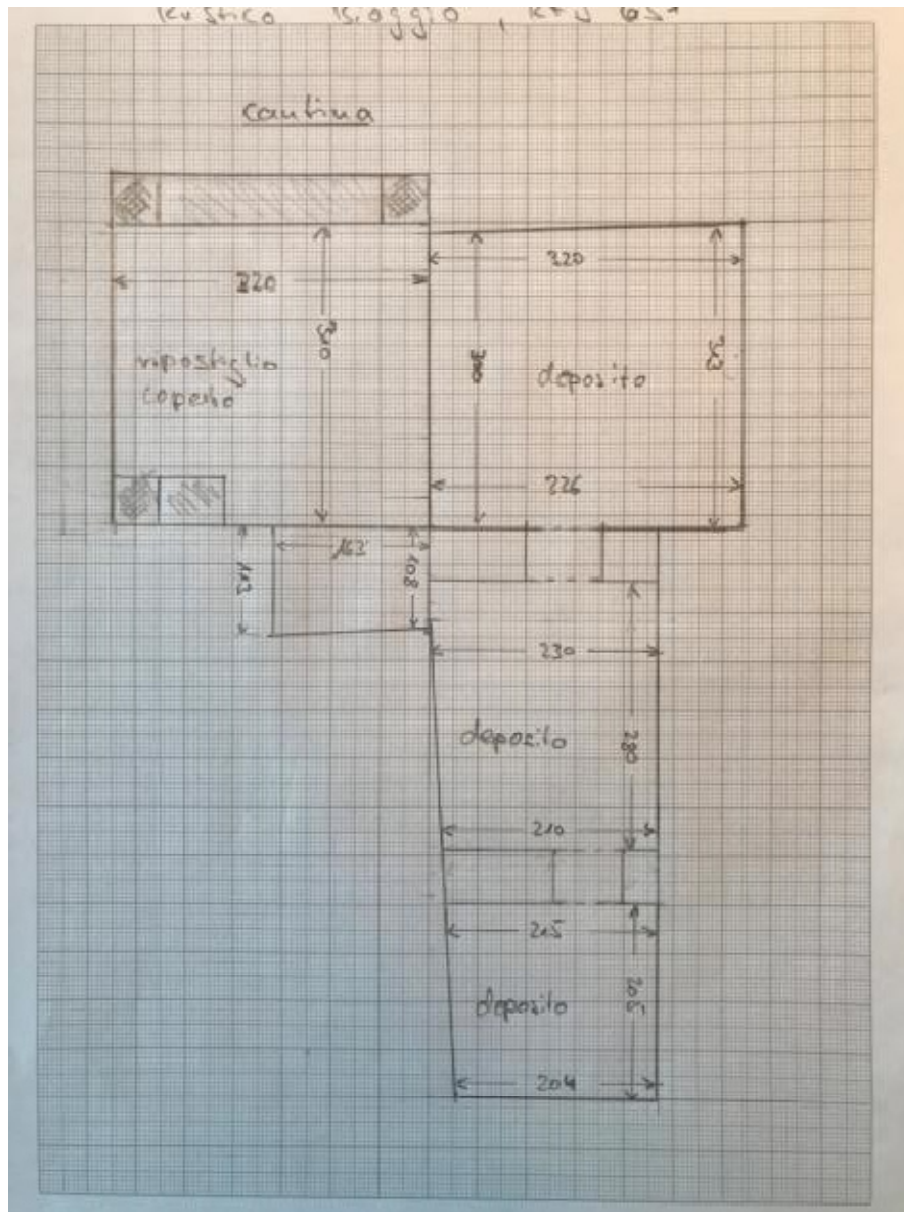


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Rustico in Bioggio, basement



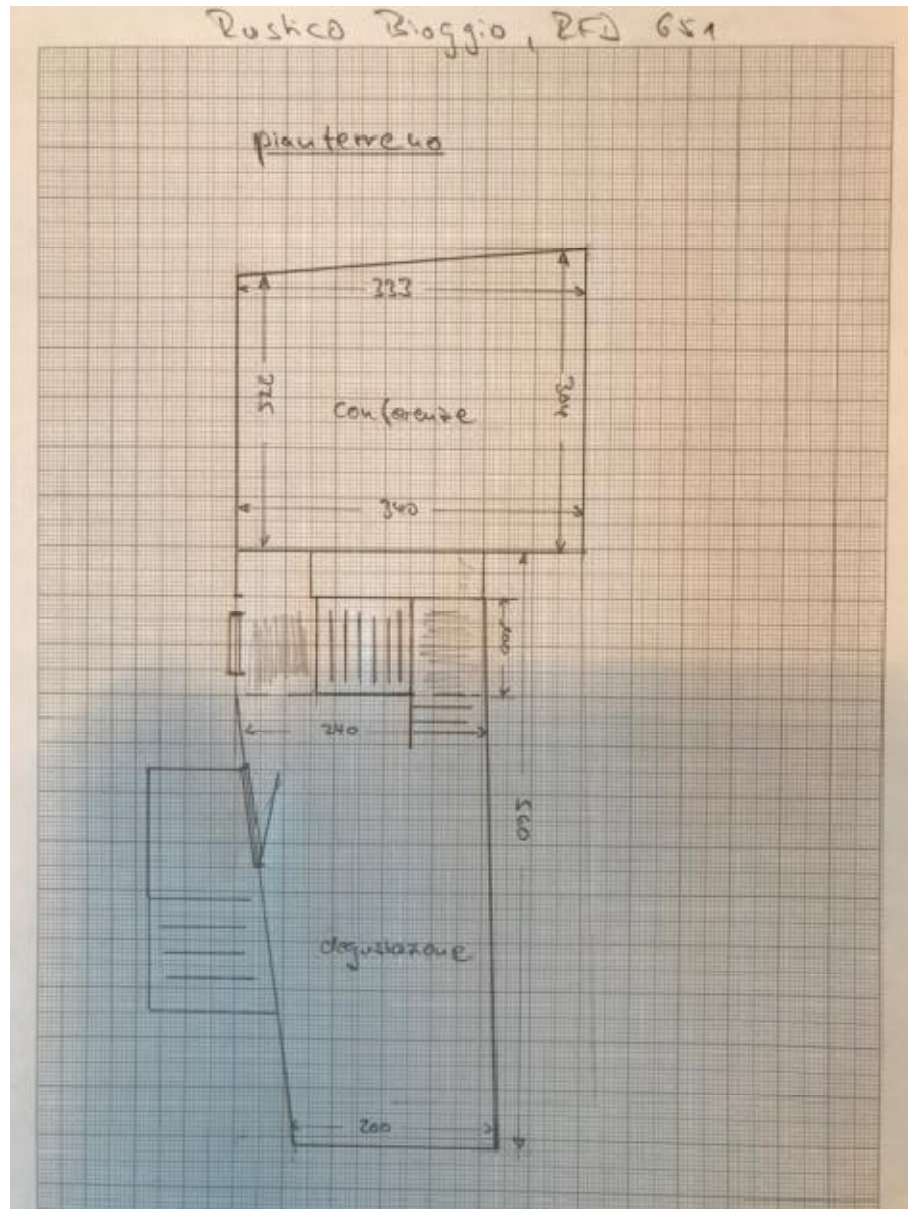


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Rustico in Bioggio, ground floor

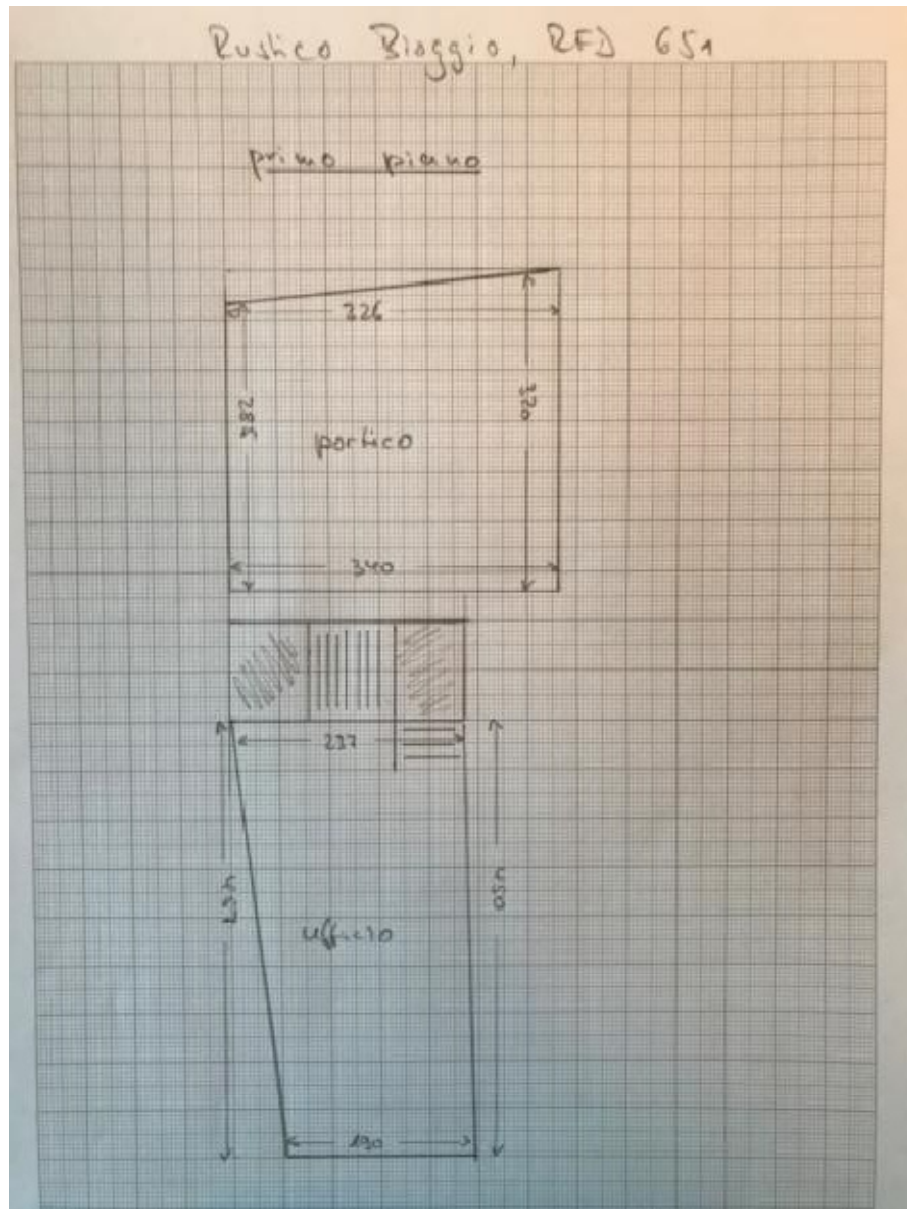


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Rustico in Bioggio, upper floor





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**Total sale price**

- Total property and real estate: upon request
- complete sale (property, real estate, vineyard incl. lease contract)

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