**CLARO**

einzigartige Zweifamilien-Villetta

mit schönem Garten und herrlichem Ausblick

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*bellissima villetta bifamigliare*

*con bel giardino e bellissima vista*



4180/2998

Fr. 1'365‘000.--

⚫

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 250m2

Grundstückfläche: ca. 1000m2

Etagen: 3

Baujahr: 1984

Rennovationen: 2000

Zustand: gut

Dusche/Bad/WC: 2

sep. WC: 1

Zweitwohnsitz: ja, möglich

Heizung: Ölzentralheizung

Keller: ja

Parkplatz: 2 Garagen und 6 PP

Standort | Umgebung

6702 Claro, via Interno i Bairi 2

Region: Riviera

Lage: sehr ruhig und sonnig

Aussicht: herrlicher Ausblick

Schulen: ja

Einkauf: 100m

öffentlicher Verkehr: 400m

Distanz nächste Stadt: 7km

Distanz Autobahn: 6km

⚫ Beschreibung

Diese spezielle Zweifamilien-Villetta liegt an wunderschöner Aussichtslage in Claro nördlich von Bellinzona.

Die 1984 erbaute und 2000 renovierte Liegenschaft befindet sich in einem guten Zustand.

Sie wirkt rustikal, hell und wohnlich und bietet mit den burgähnlichen Details und Aussenmauern ein einzigartiges, herrschaftliches Ambiente.

Der Eingang mit separatem WC der 5 ½-Zimmer-Duplexwohnung führt in die offene Wohnküche mit vorgelagerter, charmanter Essecke, Esszimmer und Wohnraum mit Cheminéee. Vom Wintergarten gelangt man auf die grossen Aussichtsterrassen mit den spektakulären Burgmauern-Geländer. Ein herrlicher Ausblick erstreckt sich auf die umliegenden Berge.

Im Obergeschoss sind ein Salotto mit Blick auf das Esszimmer, 3 Schlafzimmer sowie das Bad eingebaut. Ein kleines Zimmer, welches noch ausgebaut werden könnte sowie Estrichräume komplettieren die Hauptwohnung.

Die untere 2 ½-Zimmer-Wohnung mit Wohn-/Essraum, Küche, Schlafzimmer und Dusche/WC könnte durch Ausbau eines weiteren Zimmers vergrössert werden. Weiter befinden sich auf dieser Etage eine Waschküche, ein Keller- und Heizungsraum.

Der grossflächige, gepflegte Umschwung umfasst einen sehr schönen Garten sowie eine ca. 200m2 grosse Baulandreserve in der Zone R3 im östlichen Teil der Liegenschaft.

Das Haus ist mit dem Auto gut erreichbar. Eine kleine Einfahrt mit bis zu 6 Aussenparkplätzen führt zu den beiden Einzelgaragen.

Die Fahrt ins Stadtzentrum von Bellinzona dauert ca. 10 Minuten. Locarno und der Lago Maggiore liegen eine halbe Fahrstunde entfernt. In ca. 5 Minuten gelangt man zur Autobahn A2 in Bellinzona-Nord.

⚫ Highlights

* einzigartiges, herrschaftliches Ambiente mit Burgmauern
* zwei Wohneinheiten – ideal beispielsweise für Generationenhaus
* schöner und gepflegter Umschwung mit Garten
* grosse Terrassen mit herrlicher Aussicht

⚫ Posizione | Dintorni

⚫ Dati salienti | Attrezzature

Superficie abitabile: ca. 250m2

Superficie della proprietà: ca. 1000m2

Piani: 3

Anno di costruzione: 1984:

Ristrutturazione: 2000

Condizione: buono

Doccia/Bagno/WC: 2

sep. WC: 1

Seconda casa: sì, possibile

Riscaldamento: Riscaldamento centralizzato a gasolio

Cantina: sì

Parcheggio: 2 garage e 6 esterni

6702 Claro, via Interno i Bairi 2

Regione: RIviera

Posizione: molto tranquilla e soleggiata

Vista: vista magnifica

Scuole: sì

Acquisto: 100m

trasporto pubblico: 400m

Distanza dalla prossima città: 7km

Distanza autostrada: 6km

⚫ Descrizione

Questa speciale villa bifamiliare si trova in una splendida posizione panoramica a Claro, a nord di Bellinzona.

L'immobile, costruito nel 1984 e ristrutturato nel 2000, è in buone condizioni.

Si presenta rustico, luminoso e accogliente e offre, con i dettagli e le mura esterne del castello, un ambiente unico e maestoso.

L'ingresso con WC separato dell'appartamento duplex di 5 ½ locali conduce alla cucina aperta con un'incantevole zona pranzo, sala da pranzo e soggiorno con camino. Dal giardino d'inverno si raggiungono le grandi terrazze panoramiche con le spettacolari ringhiere delle mura del castello. Una magnifica vista si estende sulle montagne circostanti.

Al piano superiore si trova un salotto con vista sulla sala da pranzo, 3 camere da letto e il bagno. Una piccola stanza, che potrebbe ancora essere sviluppata, così come le stanze con il massetto completano l'abitazione principale.

L'appartamento inferiore di 2 ½ locali con soggiorno/sala da pranzo, cucina, camera da letto e doccia/WC potrebbe essere ampliato con l'estensione di un altro locale. Inoltre, su questo piano si trovano una lavanderia, una cantina e un locale per il riscaldamento.

L'ampia e ben tenuta comprende un bellissimo giardino e una riserva di circa 200 m2 di terreno edificabile in zona R3 nella parte orientale della proprietà.

La casa è facilmente raggiungibile in auto. Un piccolo vialetto con un massimo di 6 posti auto esterni conduce ai due garage singoli.

⚫ Highlights

ambiente unico e maestoso con le mura del castello

due unità abitative - ideale, ad esempio, per una casa di generazione

bellissimo e curato giardino con giardino con giardino

ampie terrazze con una splendida vista panoramica

Eingang, Küche und Esszimmer *entrata, cucina e pranzo*













Wohnzimmer, Salotto im OG und Schlafzimmer *soggiorno, salotto nel 1°p e camere da letto*













Wintergarten und Aussichtsterrassen *giardino d'inverno e terrazze con bella vista*

















#### TICINO | Ascona

Garten und Umschwung *giardino e terreno*















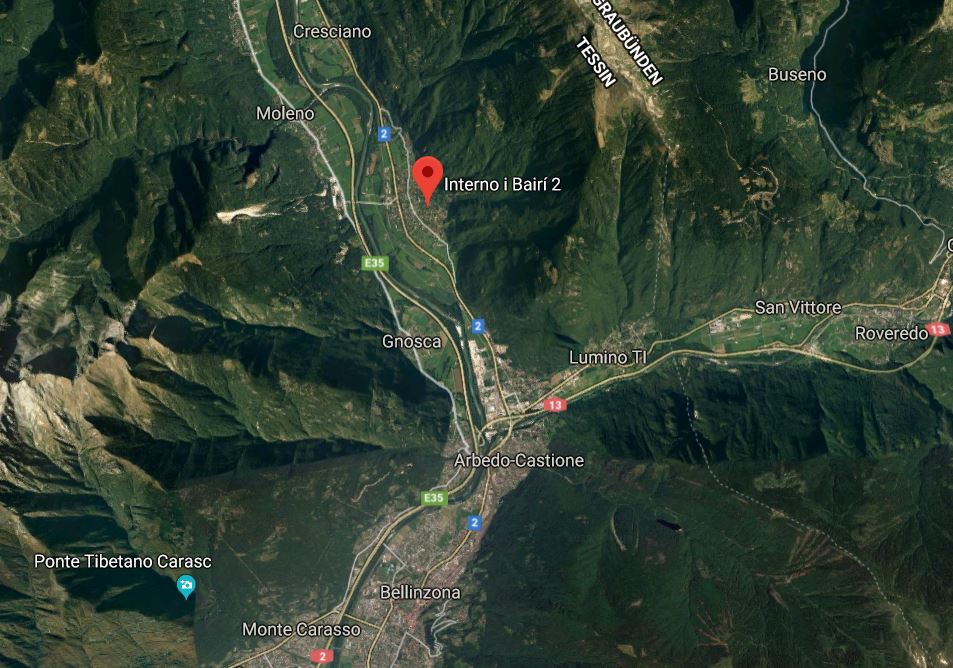


#### TICINO | Ascona

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