**PAUDO**

alleinstehendes 2 ½-Zimmer-Haus

mit grossem Umschwung und schöner Aussicht

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*Casa nella natura da sola di 2 ½ locali*

*con grande terreno e bella vista*



4180/3025

Fr. 175‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 48m2

Grundstückfläche: ca. 1854 m2

Etagen: 1

Zustand: gut

Dusche/WC: ja

Bodenbelag: Parkett

Zweitwohnsitz: ja, möglich

Heizung: Kamin, Elektro

Parkplatz: öffentliche PP

6582 Paudo, Monti di Ravecchia

Region: Bellinzonese

Lage: absolut ruhige, sonnige Alleinlage

Aussicht: schöne Aussicht

Schulen: in Pianezzo

Einkauf: in Pianezzo

öffentlicher Verkehr: ja

Distanz nächste Stadt: 13km

Distanz Autobahn: 13km

⚫ Beschreibung

Dieses 2 ½-Zimmer-Häuschen liegt an absolut ruhiger und sehr sonniger Alleinlage nördlich von Pianezzo/Paudo auf Monti di Ravecchia in der Gemeinde Bellinzona.

Das Haus befindet sich in einem guten, gepflegten Zustand und wirkt sehr heimelig, rustikal und charmant.

Es verfügt beim Eingangsbereich über ein schönes Wohn-/Esszimmer mit Kamin und angrenzender Küche, Dusche/WC sowie Schlafzimmer.

Der grosse Umschwung beinhaltet einen terrassierten Sitzplatzbereich und einer Wiesenfläche in leichter Hanglage. Ein schöner Ausblick erstreckt sich auf die umliegenden Berge und im Winter über die Magadinoebene bis zum Lago Maggiore.

Das Haus ist mit dem Auto nicht direkt erreichbar. Mit einem 4x4-Auto kann man bis ca. 200m vor das Haus fahren. Ein bequemer Waldweg führt von dort hinunter zur Liegenschaft.

Die ganzjährig befahrbare Strasse endet ca. 500m oder 10-15 Gehinuten vor dem Haus. Dort gibt es genügend Möglichkeiten, das Auto zu parkieren.

In ca. 13km erreicht man Bellinzona und die Autobahn. Locarno und der Lago Maggiore liegen ca. 40 Minuten entfernt.

⚫ Highlights

* absolut ruhige und sehr sonnige Alleinlage mitten in der Natur
* grosser Umschwung mit terrassiertem Sitzplatz
* charmantes, heimeliges Wohnambiente
* nur ca. 13km von Bellinzona entfernt

⚫ Ubiciazione

⚫ Informazione sull'immobile

Superficie abitabile: ca. 48 m2

Superficie terreno: ca. 1854 m2

Piani: 1

Ristrutturazione: si

Doccia/WC: 1

Abitazione secondaria: si

Pavimento: Parquet

Riscaldamento: elettrico e camino

Ripostiglio: 1

Posteggi: a lungo strada nel bosco

6500 Bellinzona, Paudo, Monti di Ravecchi

Regione: Bellinzonese

Posizione: molto tranquilla, soleggiata

Vista: bella vista

Possibilità d'acquisti: Giubiasco

Mezzi pubblici: a Paudo

Prossima città: 13 km

Autostrada: 13km

⚫ Descrizione

Questo rustico di 2 ½ locali con terreno si trova in posizione panoramica, da sola, molto tranquilla e soleggiata sopra Paudo, Monti di Ravecchia nel comune di Bellinzona.

L’edificio si trova in buono stato. La casa comprende in un solo piano il soggiorno/pranzo con cucina e camino, una camera e la doccia/WC. Addossato si trova un ripostiglio. Sotto la casa è un prato di ca. 1800 m2. Una bella vista si estende sulle montagne circostanti e nell’inverno sul piano di Magadino fino al Lago Maggiore. La proprietà è ideale per un abitazione di vacanza. Qui si trova nella natura non lontano di Bellinzona.

L’immobile non è raggiungibile in macchina. Si può posteggiare la macchina a lungo della strada boschile e dopo si deve caminare ca. 10 minuti sul sentiere pianeggiante. Il centro di Bellinzona e l’autostrada A2 a Bellinzona-Sud sono raggiungibili in 20 minuti. A Paudo è una fermato del bus. Le città Lugano e Locarno sono a 40 minuti. Un negozio d’acquisti si trovano a Pianezzo.

⚫ Highlights

* bella vista
* nella natura da sola
* bel terreno intorno
* molto tranquilla, soleggiata,
* 10 minuti a piedi d’un sentiero pianggiante

Eingangsbereich, Wohn-/Essbereich, Küche *zona entrata, soggiorno/pranzo e cucina*













Dusche/WC, Zimmer, Umschwung *doccia/WC, camera e terreno*













Umschwung und Zugang/Zufahrt *terreno e ingresso/accesso*









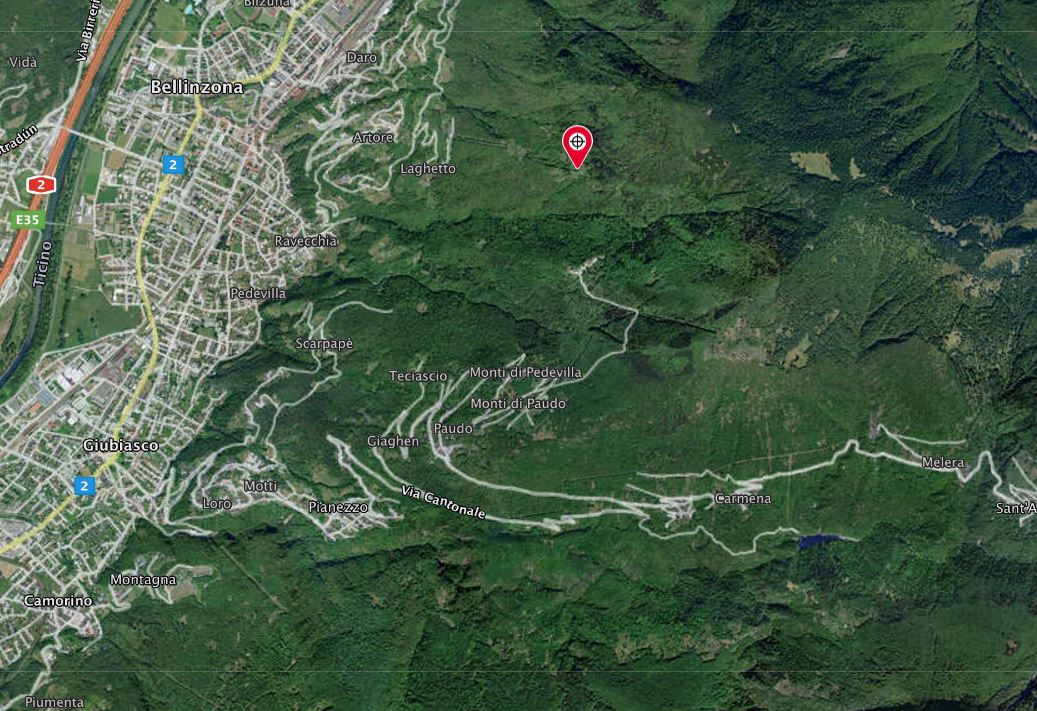




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#### TICINO | Ascona

TICINO | Paudo/Monti di Ravecchia

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