**PURA**

4 ½-Zimmer-Einfamilienhaus

mit terrassiertem Garten, Studio und schöner Aussicht

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*casa unifamiliare di 4 ½ locali*

*con cortile, giardino, studio e bella vista*



4180/3051

Fr. 1’560‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca.180 m2

Grundstückfläche: ca. 547 m2

Etagen: 2

Baujahr: 1991

Zustand: gut

Zweitwohnsitz: ja, möglich

Heizung: Ölzentralheizung

Keller: 2

Parkplatz: Einzelgarage und

2 Aussenparkplätze

6984 Pura, Via Brocasg 22

Region: Malcantone

Lage: sehr ruhige, sonnige Aussichtslage

Aussicht: Schöner Ausblick

Schulen: ja

Einkauf: ja

öffentlicher Verkehr: ja

Distanz nächste Stadt: 11km

Distanz Autobahn: 10km

⚫ Beschreibung

Dieses 4 ½-Zimmer-Einfamiliennhaus mit Studio liegt an sehr ruhiger und sonniger Lqge in Pura im schönen Malcantone.

Das 1991 erbaute Gebäude befindet sich in einem guten baulichen Zustand. Es wirkt sehr grossflächig und bietet ein hohes Wohnambiente. Im Erdgeschoss mit separatem Eingang ist ein grosses Studio mit Küche/Essbereich, Kamin und Schlafbereich sowie Dusche/WC eingebaut. Zudem befinden sich Garage, Keller, Heiz- und Tankraum in diesem Geschoss. Der Haupteingang führt ins Atrio, von dort in den hohen Essraum mit Küche und dem untenliegenden Wohnraum mit Kamin sowie in den Schlafbereich mit drei Zimmern, Bad/WC und Dusche/WC. Dem Wohnbereich vorgelagert befinden sich eine gedeckte Terrasse und abgestufte Rasenfläche. Ein schöner Ausblick erstreckt sich auf die umliegenden Hügelzüge.

Das Haus ist mit dem Auto gut erreichbar. Es stehen eine Garage und 2 Aussenparkplätze zur Verfügung.

In 5-10 Fahrminuten erreicht man in Magliaso den Luganersee und den Golfplatz sowie in Agno den Flugplatz. Die Fahrt zur Autobahn A2 in Lugano-Nord und ins Stadtzentrum von Lugano dauert 15 Minuten. In Caslano befindet sich die Haltestelle der Trambahn Lugano-Ponte Tresa. In Pura sind Schulen und ein Einkaufsgeschäft vorhanden. Im nahen Caslano gibt es Post, Bank, Apotheke und Einkaufsmöglichkeiten.

⚫ Highlights

* sehr ruhige und sonnige Lage mit schöner Aussicht
* Einliegerwohnung
* charmantes und rustikales Ambiente
* grosser, terrassierter und gepflegter Garten

⚫ Ubiciazione

⚫ Dati salienti | Attrezzature

Superficie abitabile: ca.180 m2

Superficie del terreno: ca. 547 m2

Piani: 2

Anno di costruzione: 1991

Condizione: buono

Seconda casa: sì, possibile

Riscaldamento: Riscaldamento centralizzato a gasolio

Cantina: 2

Parcheggio: Garage singolo e 2 esterni

Posizione | Dintorni

6984 Pura, Vi Brocasg 22

Regione: Malcantone

Posizione: molto tranquilla, posizione panoramica e soleggiata

Vista: Bella vista

Scuole: sì

Acquisto: sì

trasporto pubblico: sì

Distanza dalla prossima città: 11km

Distanza autostrada: 10 km

⚫ Descrizione

Questa casa monofamiliare di 4 ½ locali con studio si trova in una posizione molto tranquilla e soleggiata a Pura nel bellissimo Malcantone.

L'edificio è stato costruito nel 1991 ed è in buone condizioni. Ha un aspetto molto ampio e offre un ambiente abitativo di alto livello. Al piano terra con ingresso indipendente si trova un grande studio con cucina/sala da pranzo, caminetto e zona notte, nonché doccia/WC. Inoltre, garage, cantina, riscaldamento e locale cisterna si trovano in questo piano. Dall'ingresso principale si accede all'atrio, da qui si accede alla sala da pranzo alta con cucina e al soggiorno inferiore con camino e alla zona notte con tre camere da letto, bagno/WC e doccia/WC. Davanti alla zona giorno c'è una terrazza coperta e un prato a gradini. Una bella vista si estende sulle colline circostanti.

La casa è facilmente raggiungibile in auto. Sono disponibili un garage e 2 parcheggi esterni.

In 5-10 minuti d'auto si raggiungono il Lago di Lugano e il campo da golf di Magliaso e l'aeroporto di Agno. L'autostrada A2 a Lugano Nord e il centro di Lugano dura 15 minuti. La fermata del tram Lugano-Ponte Tresa si trova a Caslano. Ci sono scuole e un negozio a Pura. Nella vicina Caslano c'è un ufficio postale, banca, farmacia e negozi.

⚫ Highlights

posizione molto tranquilla e soleggiata con bella vista

nonna annesso

ambiente affascinante e rustico

grande giardino terrazzato e ben curato

Eingang, Wohn-/Essbereich und Küche *entrata, soggiorno/pranzo e cucina*













Bad, Dusche und 3 Zimmer *bagno, doccia e 3 camere*













Einliegerwohnung, Kellerräume, Garage *studio, lavanderia, garage e cantina*













terrassierter Sitzplatz mit Garten cortile, terrazza e giardino













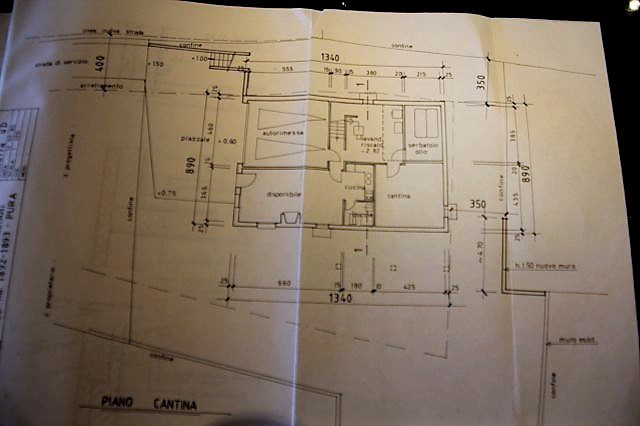
An-und Aussichten  *la casa e bella vista*





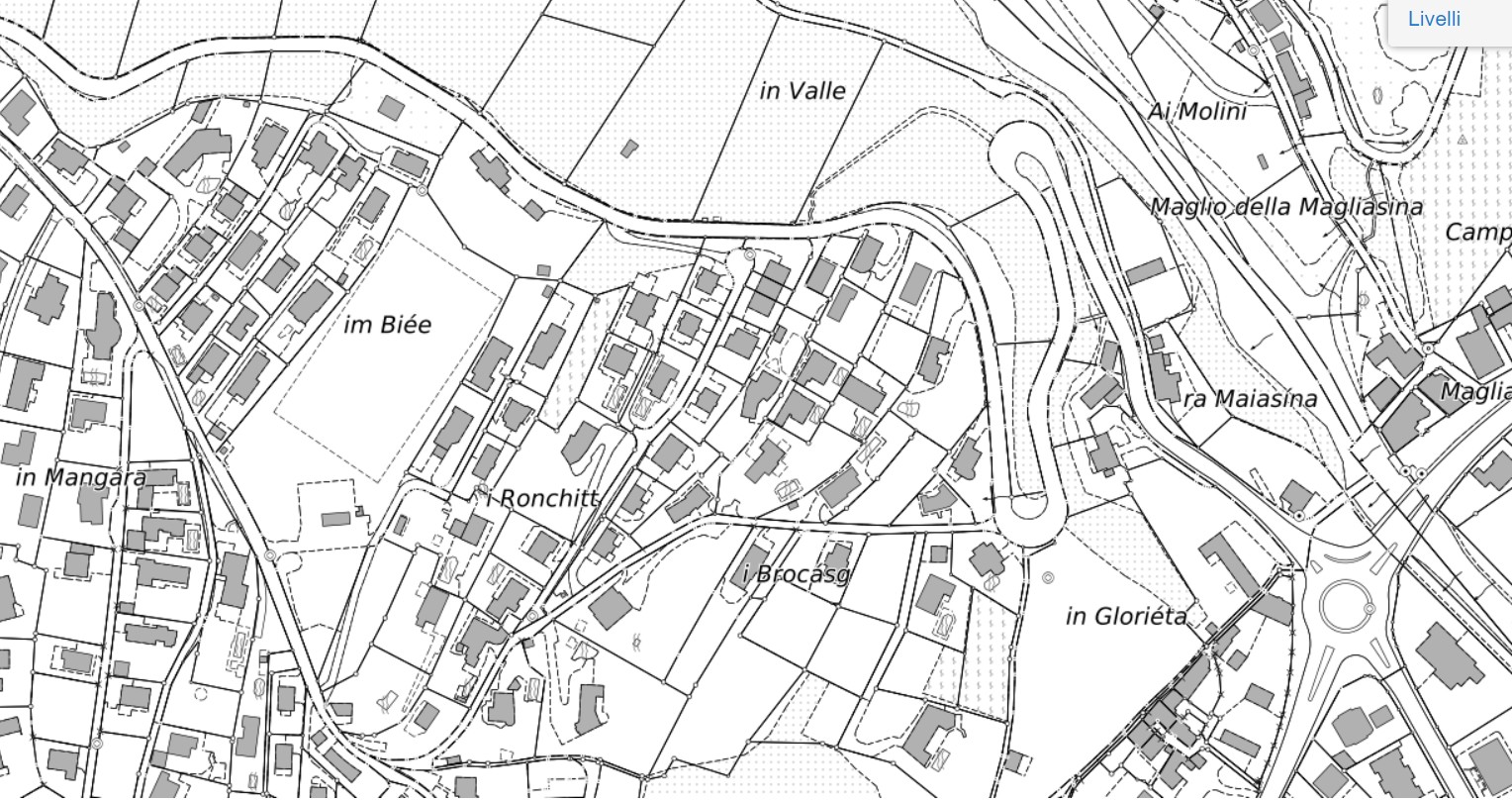






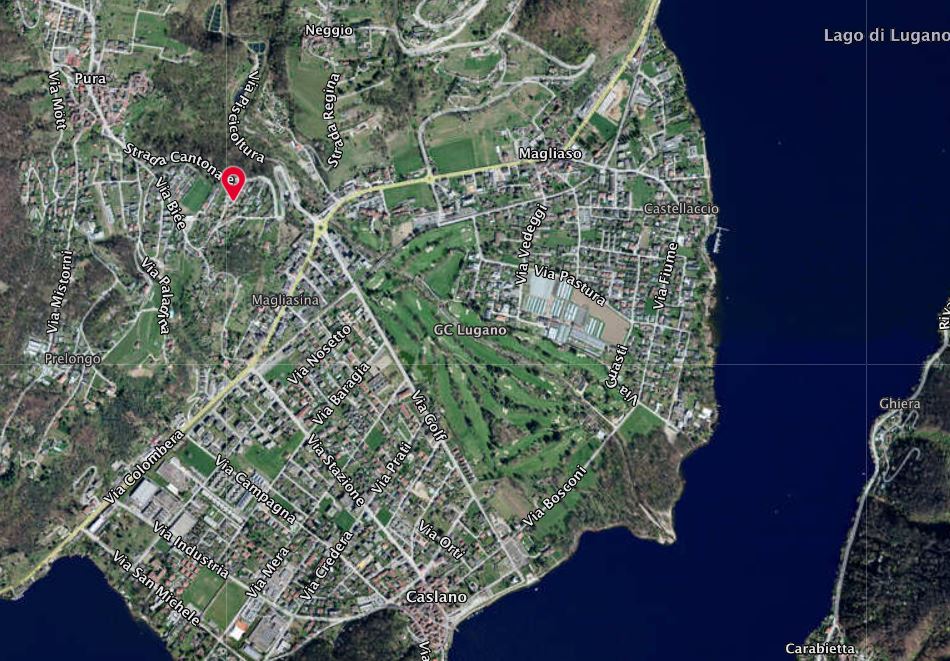
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DBAMDBAUIBQUEBAUKBwcGCAwKDAwLCgsLDQ4SEA0OEQ4LCxAWEBETFBUVFQwPFxgWFBgSFBUU/9sAQwEDBAQFBAUJBQUJFA0LDRQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQUFBQU/8AAEQgBqgKAAwEiAAIRAQMRAf/EAB8AAAEFAQEBAQEBAAAAAAAAAAABAgMEBQYHCAkKC//EALUQAAIBAwMCBAMFBQQEAAABfQECAwAEEQUSITFBBhNRYQcicRQygZGhCCNCscEVUtHwJDNicoIJChYXGBkaJSYnKCkqNDU2Nzg5OkNERUZHSElKU1RVVldYWVpjZGVmZ2hpanN0dXZ3eHl6g4SFhoeIiYqSk5SVlpeYmZqio6Slpqeoqaqys7S1tre4ubrCw8TFxsfIycrS09TV1tfY2drh4uPk5ebn6Onq8fLz9PX29/j5+v/EAB8BAAMBAQEBAQEBAQEAAAAAAAABAgMEBQYHCAkKC//EALURAAIBAgQEAwQHBQQEAAECdwABAgMRBAUhMQYSQVEHYXETIjKBCBRCkaGxwQkjM1LwFWJy0QoWJDThJfEXGBkaJicoKSo1Njc4OTpDREVGR0hJSlNUVVZXWFlaY2RlZmdoaWpzdHV2d3h5eoKDhIWGh4iJipKTlJWWl5iZmqKjpKWmp6ipqrKztLW2t7i5usLDxMXGx8jJytLT1NXW19jZ2uLj5OXm5+jp6vLz9PX29/j5+v/aAAwDAQACEQMRAD8A/KqiiigCxp9hcapeQ2trE01xM21I16sfSul/4VX4n3bV05ZDnHyXER/9mpnw3tfP8RLJ2iQtX0PpNiv2He/365qtZ03ZHTTpc6uz5ruvAviGzOJdFvh/uwM38hWPPazWrATQyQk9pFK/zr6tkUrjnH41NF5n9/d9GNcccd/NE6fqnaR8j0V9Ra7o+niGBV0nTnuZ54483FlFLVG4+F+l3g3yaHpM7f7LzWw/8hGtljYdUZPCyWzPmuivom4+CugXQz/Yt1bH0sdRH/tYGqMnwD0ObGxtfs/XeLa4/wDQWFaLF0X1M/q9TseCUV7JJ+z/AGwbC+ILxP8Arvokyf1rPuPgDeRuAnifQQPW4kmh/wDQoq0jiKUtpC9jU/lPKzRXpjfs/eKZObSfRr8f9MdUhH/obLVK4+BXjq1QMfD80qHvbzRS/wDoLmtPaQ7kezn2OAorobr4d+KrH/j58M6zb/8AXWwlX+a1iXFrNZybJoZIX/uyKVP61d10IsyGiiigYUUq0lAhdtHfik+tLuoJEopdvrSEYoKF3UlFGDQAvUUnWlH6Uc9aAExxmj2pdx6UmTQAD64pf4qNvFH3aBCfSl+lJSjigABNJS+poAoAO/NK2Ow4pNtJzQAo70lGaKBjuOaMUnIFGT6UCF6U3vStRtoAB+tKF3dwPcmjvnHHejkdOKAE69KUA85oU8Yo47UDE56ZpSCuR/KmjNLzQAdMUbvypf4ufxo9hzQIT8KSijBFAxeccUu4gYFJ+tB56UCAAHvS/SkPAo9aAD0yKPXtRjPegUDFA3AgdqNvv0pO3FHqaAFUD1H40bcGm80c9KAHNjd7UbemKTsRSqQM5oAD14NGaTA7Gj7xoATJpzcj6UbuAMUE4oAT9BSUpOe9AxQIByKMdj1paMZoAQcGl+9SY5oHpQAdBSYpcc0i9aBhR9aKKAF4pK9htPCOlyf6zTYX/A/416B4P0HQNA8M+KNTbQ9PZ4NLkWOW8iSUKZP3WeT79fesKdaE3ubTouKPJ/hBp5eW6u88ZEX5817vCvk2aJXB+A9Ej06yhiijVeOSTnJrurk/dX+5XmYid3JnoUoWhFELKfwqysdV4Y6uxru4rzzsKF5E9xrFoix+aIY5JPLrNdvFQs9Mj8ryrqST/Sfssf7r/W/8tP8AtlUGqGHxBJrNquqx6ZNJJ5aSCX97+77VI3hvxB5JS38QROh/2v3slWQaGu69q2n30ItLWSVI7cyvD9mx5n/bStfwtrkuoaTPfXixJEkkmJol4kj/AOelY6WPii1awht5bYRxp+8k3+Z5lVLnWvH9tNJKmi2VzHHET5UfmyyyVKhze6M65fFllN4dm1m3Wea0hi3CNY/3klQ6T8TvDmsSy29vqRZ4/wDWR+RJUvh6a91SK+/tWzgt4PN/dQbP+WX/AE0rnv8AhOtN0uK6k1HwvPplp5Uh8xDF+8/1X7qlCI7nVxeJvC+sRS4vNOu1jfy5P9WdlaVvpeg3Dp5Nrp7SSJ5m63H7yvOY/GngPUJLe5k0u6V3HmxfuucRfvZa3dPh8FeE/Ei6iiC0v7uCP/SMy+VHFz/8aP8A37NOUeXchM7SHw/aR8Qve2vf9zfTD/2pWl/Z92rAxa3q9v8ASaOT/wBGRGuZuNPtfiF/ZOoafrt1bW9jc+YIreP/AI+JY5f9XJXHzXmmyWtq2ieOHEd1eeXPNf3UkPH/AC1l/wDtX+qqIqTRV7HqUmgz3EYE+pfbR/0/WFtJ/wC0q5Lx5pek+CvD8ut6n4a8MaxbCeOFreDw/bw3Ehkk6x4/zzS2Xh3xBqekrfaT40XU3PMV1FIP/RnlVe+IsZ1TW/APh15CZLnUku7oDH72KCPzCP8AvuM1pTlOM9ZETSlEv3vwL+H18qm68GafCQ2G+zyzx/8AouWsK9/ZX+HGoMWFnq2mqegs9RUf+jFlr1uRzI7MeSxyakjSuZ42vH4ZFqhTl8UTwy8/Yy8GXXFprWvWDf8ATYw3P8kirCm/Ycib/j38dc+lxpBX/wBBlavpqFKsxrVxzGut2JYOjLY+P7r9h3xgrMbTxD4cuox03TXETH8Gh/rXP6h+xz8T7OQLb6XYaih/5aW2q2ygf9/HQ/pX3XElWlT5a0jm1VbxJeApvaR+cmpfs5fFDSWAn8B65ITwBbWbXH/ovNc3qfw38XaKP+Jj4W1qwA/5+tOmj/mor9RkyvQn8Kv297dx/cuZ1+jkVrHOf5oGUsv/AJZH5EY28H8ulFfr9NcSXsfl3I+1x/8ATxEklYd18NfBmqS+bd+B/C9zI/8AE+iWwP5+XWsc4p9YMzeXz6M/J2kxX6mXn7OHwp1b/j6+HmkKM5/0Yz2//ouUVi3f7GvwdvOU8K3VkPS11Wcf+jZDWqzjD9U/uM3gavQ/M3tRxX6L3X7AvwpvAPKu/FNiR3iv4HB/77hrJvP+CdPgacAWni/xFZv/ANNba3uR/OOt45lhWviJeCrrofn/APSm19xSf8E0oHb9x8TeP+njQSv/AKDctWDqn/BNfxSqk6T438PXnPAvEnt8/kj1qsfhZbVEZ/VK63ifHo9zgUre9fTeqf8ABO/4tWa5tD4f1ZsfctNUEZ/8irHXPz/sJ/HO3Xf/AMIK9wvrb6nZTf8AoMxrdYijLaa+8y9jUX2TwGlGa9V1T9lP4yaQ4Wf4X+K2J6fZ9Jmn/WNTWTP+z38UrYZm+GvjCIf7eg3Q/nHW6kpbMzcZLdHAZ9qM+1du3wL+JKt83w98VD66Lc//ABFdD4X/AGT/AIzeLpdml/C/xVKMZ8yfSpYIv+/kgVf1piPKMnGM8UV9EXP/AAT++PtqQsvw/KNj7o1ewJ/IT1lSfsN/HaOZYv8AhW+qSO3RYZIZP/QXNTzx6tF+zn2Z4Z+HFHSun8XfC/xj4BwfEvhXWNBUnaJNRsJYUY+zMAD+Fcx9P1qr32Is1uIOvWhmz04FLwuQaTuaAD1xSego78Uv8VAC5AHI5pO+TxRk0mKBC9SMU4fTIo9jSNk4OMCgYMu0ijk55pWXdyM/jTRkc0AHTp0pev4elJ96k6UCFz82etHPXpSUvTORQMVflznuKQZ5oznignPt7UAO29M03I9Kdu+XpTc+lABx9aD696DRkUCDnrRjOMUevrR0oGAFIvWj2peVPFABjPejpnvR/k0Z9qBAPbrR0+tKMjoeKRvpQAc0tHSk6/SgBKKKVaADPPtSZNL0+lLu/wA4oGJ3pAK6XT/hr4u1ZsWPhbWrwn/nhp0z/wAlruNB/ZN+LXiJovI8E6lbxydJL1RAo+u8g/pTCzZ09rH5eah8UXztpVrpcUn/AB9yfvKlWs6xj/tTxekHzyJBHXhU/iPZqbHc+HbH7PGid0StK5/eNjrS6airu4psnD1hUNKaHQ9KsIm6oY121Omc/JmsDQzdZ8G6H4kmWbU9OhvJiPLMgPlyVnr8HfCqNmG2vLP/AK4Xz11y96kFP2s46cwvZxkcd/wqu2hP+ieI/EVqPQXof+gq1H4J161x9j8cXyf9fFlFLXWL1qxFS+sTH7OJyP8AYfj2H/VeJNKvT/082csdTxzfEqzfL2/hq/Tt5FzLF/WutX61YVan2/8AcJ9mefNH4oHlvdfDXSrwJL5v7i+tf9ZV2bxBqs0LQ6j8ML+RP9Xi2MdyK7ndGjIjOu96uwqPQ4+lV7b+4VynBWXxAsNIga3uPBfinTYW+R4206QVm2fij4aaXpraY11qejxyeYB9ohlj8uST/lr/AKqvXYnZc4JFXY7m5GAZpBz/AHjS9pT7C5ZnCeHfib4B0/TxBB4otGHmySSS3MvlySSSHJkqPQNZsfHHxsnudNvrfUdN0XSfLjltZPMjMs8gzj6bK6/Tbe21zS459R02xuDJ+8PmWkdXtL8PaTorTNpmkafpjzcTPY2UVvv/AO/dJzpxUrBGM5M116Cpof61AvWpYutebI6S/F0q5DVGH7lXIqxkaRLUXU1ZjqtF1NXIetZDJof6VajT5qihq1GtSWTQ1ajqBI6sxJWRZZjFTxqahjSrcSVgMdDHV2OOolqxFHVIB6pUqx7V3Gqt5a3lzGgtbz7DJ/HJJB51ZXixvFGh+D9bv7G50jUruOydore7tZLRHGecSJK+T7bB9a2j7xnI6Wz8q6hjmhdZIZPnSSP+OtGGDiuM8F6N4y8NeG7Sx1nVNH8T38TFmu1SSwSOLtGiCKT5I/oK6W3vNZU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