**PONTO VALENTINO**

idyllisches 2 1/2-Zimmer-Rustico

mit Terrasse, Sitzplatz, Garten und herrlichem Aussicht

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*bel rustico di 2 1/2 locali*

*con terrazza, cortile, giardino e bellissima vista*



4180/3060

Fr. 195‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 60 m2

Grundstückfläche: ca. 450 m2

Etagen: 2

Renovation: stetig

Zustand: gut und gepflegt

Dusche: 1

WC: nein (Anschlüsse da)

Zweitwohnsitz: ja

Heizung: Cheminée, Ofen

Keller: ja

Parkplatz: 2-3 Aussenparkplätze

6724 Ponto Valentino, Garbagnèss

Region: Bleniotal

Lage: absolut ruhige und sonnige Lage

Aussicht: herrlicher Bergblick

Einkauf: in Acquarossa

öffentlicher Verkehr: in Traversa (6 km)

Distanz nächste Stadt: 43km

Distanz Autobahn: 24km

⚫ Beschreibung

Dieses grosszügige, gemütliche 2 1/2-Zimmer-Rustico liegt an absolut ruhiger und sehr sonniger Aussichtslage oberhalb von Ponto Valentino auf ca. 1300m ü.M.

Das Rustico befindet sich in einem guten und gepflegten Zustand. Es wirkt sehr wohnlich und heimelig und versprüht eine wunderbar rustikale und charmante Atmosphäre. Es erstreckt sich über zwei separate Etagen.

Das obere Geschoss verfügt über einen grossen Raum mit Cheminée, der in verschiedene Schlafplätze bzw. eine kleine Wohnecke unterteilt worden ist. Ueber eine Auszugstreppe gelangt man in den Mansarderaum. Vom Wohngeschoss aus gelangt man auf die Aussichtsterrasse mit vorgelagertem Garten.

Eine Steintreppe führt hinunter zum kleinen Sitzplatz mit praktischem Aussenkeller und zum Eingang der unteren Etage. Hier sind eine kleine Küche mit schmuckem Ofen und Essecke sowie eine Dusche eingebaut. Anschlüsse für ein WC sind vorhanden. Es könnte auch eine interne Treppe zum Obergeschoss erstellt werden.

Der schöne und gepflegte Aussenbereich der Liegenschaft beinhaltet einen teilweise eingezäunten Garten mit Brunnen, einen kleinen Sitzplatz sowie eine Terrasse. Ein herrlicher Ausblick erstreckt sich auf die wunderbare Bergwelt und ins Bleniotal

Die Liegenschaft ist mit dem Auto direkt erreichbar. Bis ca. 200m vor dem Haus fährt man auf der geteerten Strasse und gelangt auf einer Schotterstrasse oder zu Fuss hinunter zum (fast) alleinstehenden Rustico mit einem Nachbar-Rustico, das neu ausgebaut wird und als Feriensitz von einem Tessiner genutzt wird.

Die Fahrt nach Biasca zur Autobahn A2 dauert ca. 30 Minuten. Die Städte Lugano und Locarno mit ihren Seen sind eine Fahrstunde entfernt.

⚫ Highlights

* idyllische Lage mitten in der Natur
* herrliche Aussicht auf die Bergwelt
* schöner Aussenbereich mit Terrasse, Sitzplatz und Garten
* charmante, rustikale und heimelige Atmosphäre
* Zufahrt bis vor das Haus möglich

⚫ Ubiciazione

⚫ Dati salienti | Attrezzature

Superficie abitabile: ca. 60m2

Superficie della proprietà: ca. 450m2

Piani: 2

Ristrutturazione: si

Stato: buono e ben tenuto

Doccia. si

WC: no ma gli accessi

Seconda casa:

Riscaldamento: camino

Cantina: sì

Posteggi: 2 esterni

6724 Ponto Valentino, Garbagnèss

Regione: Valle di Blenio

Posizione: molto tranquilla e soleggiata

Vista: bella vista panoramica

Acquisto: Acquarossa

trasporto pubblico: Traversa (6 km)

Distanza dalla prossima città: 43km

Distanza autostrada: 24km

⚫ Descrizione

Questo rustico di 2 ½ locai si trova in posizione molto tranquilla, soleggiata e panoramica nella natura sopra Ponto Valentino nella frazione di Garbagnèss vicino a Nara in valle di Blenio.

L’edificio si trova in buono stato e ha un ambiente rusticale. Il piano superiore comprende il soggiorno/zona pranzo con cucina e sotto tetto una mansarda. Al pianterreno si trova un spazio grande e la doccia. Gli accessi sono per attaccare un WC. La casa ha una cantina ed un ripostiglio. L’esterno consiste in una terrazza grande e un giardino con prato. Una bella vista si estende sulla valle e le montagne circostanti. La casa può essere utilizzata sia come abitazione primaria o secondaria. La proprietà sta vicino delle piste da sci nella la zona escursionistica di Nova Nara.

L’immobile è raggiungibile in macchina. Il tragitto per Biasca e l’autostrada A2 dura 30 minuti. Tramite autopostale si può arrivare alla stazione ferroviaria di Biasca. Le città Lugano e Locarno con i laghi si trovano ad un ora. Possibilità d’acquisti si trovano ad Acquarossa e Torre.

⚫ Highlights

ambiente rustico ed affascinante

grande terrazza con giardino di facile manutenzione

bellissima vista panoramica

posizione molto tranquilla e soleggiata

accesso con macchina

Eingang zum oberen Geschoss *entrata del piano di sopra*













Estrich und untere Etage mit Küche/Essecke *solaio, piano di sotto con cucina e pranzo*













Dusche, hinterer Teil, Sitzplatz und Keller *doccia, cortile e cantina*

















#### TICINO | Ascona

Sitzplatz, Aussichtsterrasse und Garten *cortile, terrazza e giardino*













Aussicht, Garten und Zufahrt *bella vista, giardino e ingresso*









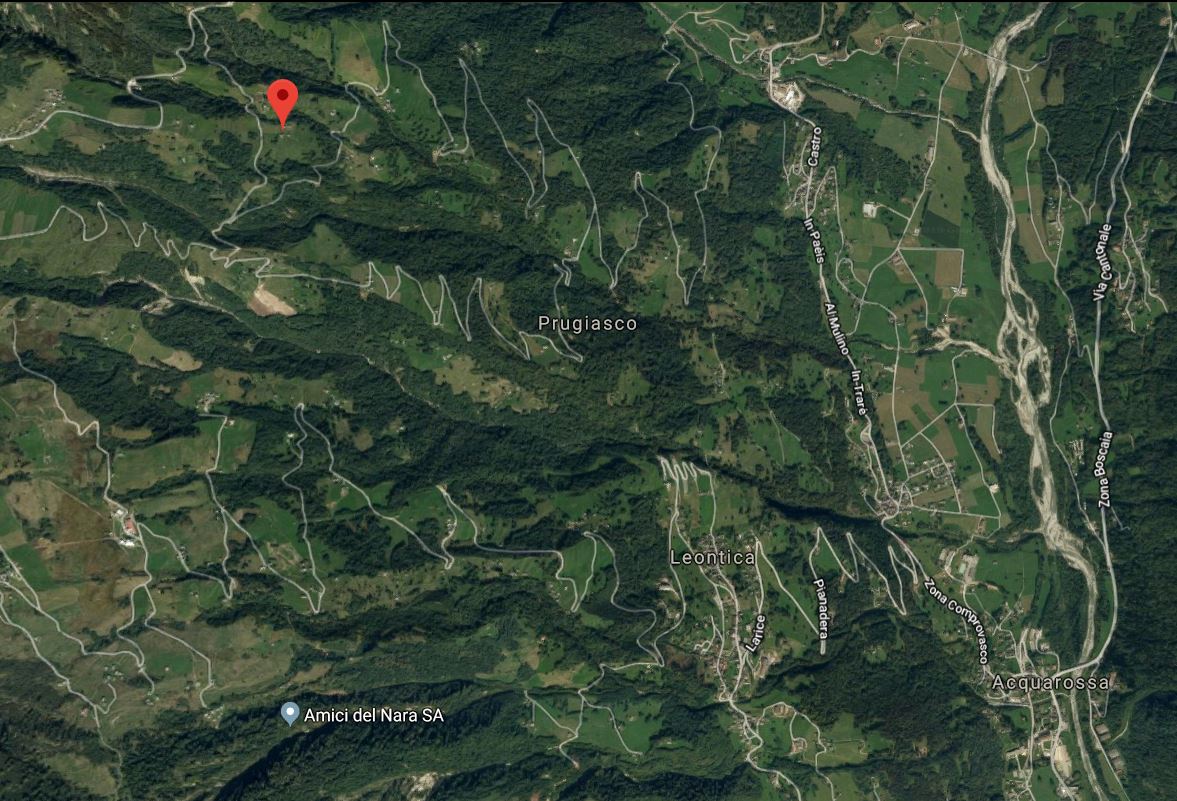




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