**MEZZOVICO**

rustikales 4 ½-Zimmer-Eckhaus

mit Gartensitzplatz und schönem Ausblick

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*casa rusticale di 4 ½ locali*

*con cortile, giardino e bella vista*



4180/3062

Fr. 735‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 160 m2

Grundstückfläche: ca. 400 m2

Etagen: 3

Baujahr: 1992

Renovation: 2018

Zustand: gut und gepflegt

Dusche/Bad/WC: 2

Zweitwohnsitz: ja, möglich

Heizung: Ölzentralheizung

Keller: ja

Parkplatz: Garage und 1 PP

6805 Mezzovico, via Morengo 33

Region: Luganese

Lage: sehr ruhige, sonnige Lage

Aussicht: schöner Ausblick

Schulen: ja

Einkauf: ja

öffentlicher Verkehr: 800m

Distanz nächste Stadt: 12km

Distanz Autobahn: 5km

⚫ Beschreibung

Dieses rustikale 4 ½-Zimmer-Eckhaus liegt an sehr ruhiger und sonniger Lage in Mezzovico an der Via Morengo 33, nördlich von Lugano.

Das 1992 erbaute Haus wurde in den letzten Jahren stetig erneuert und befindet sich in einem guten Zustand.

Es wirkt hell und wohnlich und bietet ein äusserst rustikales und charmantes Ambiente.

Von der Garage mit kleinem Unterstand gelangt man zum gedeckten Eingangsbereich und weiter in das Entrée mit Heizungsraum. Eine Treppe führt hinauf zum grossen Wohn-/Essbereich mit Cheminée, offener Küche, Abstellraum und Dusche/WC. Im obersten Geschoss muten das Bad/WC sowie die 3 Schlafzimmer mit ihren schönen abgeschrägten Holzdecken besonders heimelig an.

Der Aussenbereich beinhaltet einen Sitzplatz mit kleinem Garten und Aussicht auf die Berge.

Das Haus ist mit dem Auto gut erreichbar. Es stehen eine Garage und ein Aussenparkplatz zur Verfügung. Es besteht eine Postautoverbindung nach Lugano. In ca. 1 Fahrminuten erreicht man Lugano und die Autobahn A2 in Rivera oder Lugano-Nord. Locarno und Bellinzona sind 25 Minuten entfernt. Im Dorf gibt es Schulen und Einkaufsmöglichkeiten.

⚫ Highlights

* rustikales und charmantes Ambiente
* Sitzplatz mit Garten
* sehr ruhige und sonnige Lage
* je ca. eine halbe Stunde Fahrzeit nach Lugano, Bellinzona und Locarno

⚫ Ubiciazione

⚫ Dati salienti | Attrezzature

Superficie abitabile: ca. 160m2

Superficie della proprietà: ca. 400m2

Piani: 3

Anno di costruzione: 1992

Ristrutturazione: 2018

Stato: buono e ben tenuto

Doccia/Bagno/WC: 2

Seconda casa: si

Riscaldamento: Riscaldamento centralizzato a gasolio

Cantina: sì

6805 Mezzovico, Via Morengo 33

Regione: Luganese

Posizione: molto tranquilla, soleggiata

Vista: bella vista

Scuole: sì

Acquisto: sì

trasporto pubblico: sì

Distanza dalla prossima città: 12km

Distanza autostrada: 5km

⚫ Descrizione

Questa casa gemella di 4 ½ locali è situata in una posizione molto tranquilla e soleggiata sospra il nucleo di Mezzovico alla Via Morengo 33.

L'edificio è stato costruito intorno al 1992 ed è in buone condizioni. I necessari lavori di ristrutturazione sono sempre stati eseguiti professionalmente, l'ultima volta nel 2018. La casa è stata concepita in modo molto esteso e ha un aspetto molto accogliente e rusticale. Al piano d'ingresso si trovano l'atrio ed il locale tecnico. Nel primo piano sono il soggiorno/pranzo con camino e cucina, ripostiglio e la doccia/WC. Sotto tetto sono tre camere ed un bagno/WC. La casa ha un cortile e il giardino. Una bella vista estende sulle colline

La proprietà è facilmente raggiungibile in auto. Ci sono un garage ed un posteggio esterno. L’autostrada A2 a Rivera o Lugano-Nord è raggiungibile in 10 minuti, Lugano in 15 minuti. C'è un collegamento con l'autopostale a Rivera e Lugano. Negozi e scuole si trovano a Mezzovico.

⚫ Highlights

ambiente rustico e affascinante

bella terrazza con giardino di facile manutenzione

posizione molto tranquilla e soleggiata

design speciale della casa

vicino a Lugano e l’autostrada A2

Zufahrt mit Garage und Eingangsbereich *ingresso con garage e zona entrata*













Wohn-/Essbereich mit Küche und Dusche/WC *soggiorno, pranzo, cucina e doccia/WC*













Schlafgeschoss mit 3 Zimmern *camera nel 1°piano con 3 camere da letto*













Bad und Schlafzimmer *bagno e camera da letto*









Sitzplatz mit Garten und Zugang *cortile con giardino e ingresso di sopra*









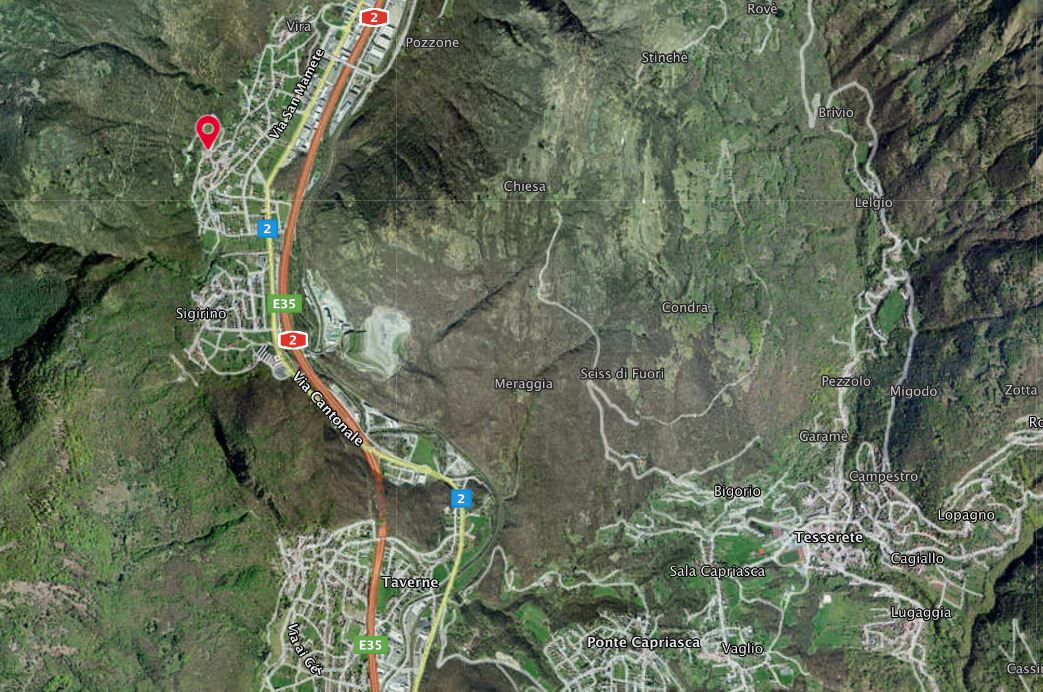




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