**BIASCA**

rustikales 5 ½-Zimmer-Einfamilienhaus

mit 3 ½-Zimmer-Dachwohnung und grossem Garten

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*casa unifamliare rusticale di 5 ½ locali*

*con app. di 3 ½ mansardata e grande giardino*



4180/3202

Fr. 945‘000.--

    ⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 200 m2

Grundstückfläche: ca. 547 m2

Etagen: 3

Baujahr: 1989

Rennovationen: ja

Zustand: gut und gepflegt

Dusche/Bad/WC: 3

Zweitwohnsitz: ja, möglich

Heizung: Ölzentralheizung

Keller: grosses Kellergeschoss

Parkplätze: 3 Aussenparkplätze

6710 Biasca, Stradone vecchio sud 12

Region: Bellinzonese

Lage: sonnig und ruhig

Aussicht: schöner Ausblick

Schulen: ja

Einkauf: 500m

öffentlicher Verkehr: 500m

Distanz nächste Stadt: 20km

Distanz Autobahn: 1km

⚫ Beschreibung

Dieses rustikale 2-Familienhaus liegt an sehr ruhiger und sonniger Lage im südlichen Ortsende von Biasca an der Stradone Vecchio Sud 12.

Das 1989 erbaute Haus befindet sich in einem guten und gepflegten Zustand. Er wirkt hell und wohnlich und bietet ein rustikales und charmantes Ambiente. Die Liegenschaft besteht aus einer 5 ½-Zimmer-Erdgeschoss-Wohnung sowie einer 3 ½-Zimmer-Dachwohnung.

Die grosse Wohnung verfügt über eine Wohnküche, Wohn-/Essbereich mit Steincheminée, zwei Bäder sowie 3 Schlafzimmer. Der Sitzplatz mit grossem und gepflegtem Garten lädt zum Entspannen ein. Ein schöner Ausblick erstreckt sich auf die umliegenden Berge. In zwei Garten-und Materialhäuschen können Gartenwerkzeuge verstaut werden.

Im Obergeschoss befindet sich die schöne 3 ½-Zimmer-Dachwohnung mit vorgelagertem Aussichtsbalkon. Sie beinhaltet zwei Schlafzimmer, Dusche/WC Holzküche mit grossem Materialraum sowie einen charmanten Wohn-/Essbereich mit abgeschrägten Holzdecken.

Im grossflächigen Kellergeschoss sind ein Grotto, ein Büroraum 3 weitere Räumlichkeiten sowie eine kleine Waschküche eingebaut. Diese Etage ist auch vom Garten aus direkt erreichbar.

Die Liegenschaft verfügt über 3 Aussenparkplätze. In ca. 5 Gehminuten gelangt man ins Zentrum von Biasca mit diversen Einkaufsmöglicheiten und zum Bahnhof. Bellinzone liegt ca. 15 Fahrminuten entfernt.

⚫ Highlights

* 2-Generationenhaus
* schöne Dachwohnung mit grossem Aussichtsbalkon
* grosser und gepflegter Garten
* sehr ruhige, sonnige Lage mit Aussicht
* rustikales und charmantes Ambiente

⚫ Posizione | Dintorni

⚫ Dati salienti

Spazio abitabile: ca. 200 m2

Superficie del terreno: ca. 547 m2

piani: 3

anno di costruzione: 1989

Rinnovamenti: sì

condizione: buono e ben mantenuto

Doccia/bagno/WC: 3

seconda casa: sì, possibile

Riscaldamento: Riscaldamento centrale a olio

Cantina: grande cantina

Posti auto: 3 posti auto esterni

6710 Biasca, Stradone vecchio sud 12

Regione: Bellinzonese

Posizione: soleggiata e tranquilla

Vista: bella vista

Scuole: sì

Acquisto: 500m

trasporto pubblico: 500m

Distanza città successiva: 20km

Distanza autostrada: 1km

Descrizione dell’immobile

Questa casa rustica bifamiliare si trova in una posizione molto tranquilla e soleggiata all'estremità meridionale di Biasca a Stradone Vecchio Sud 12.

La casa è stata costruita nel 1989 ed è in buone condizioni e ben tenuta. Appare luminoso e accogliente e offre un ambiente rustico e affascinante. La proprietà è composta da un appartamento di 5 ½ locali al piano terra e un appartamento soppalcato di 3 ½ locali.

L'ampio appartamento è composto da cucina-soggiorno, soggiorno/pranzo con camino in pietra, due bagni e 3 camere da letto. La zona salotto con un ampio e curato giardino invita a rilassarsi. Una bella vista si estende sulle montagne circostanti. In due case di materiale e giardino gli attrezzi da giardino possono essere riposti.

Al piano superiore c'è il bellissimo appartamento mansardato di 3 ½ locali con balcone di fronte. Contiene due camere da letto, doccia/WC, cucina in legno con un ampio locale materiale e un'incantevole zona soggiorno/pranzo con soffitti in legno spioventi.

Nel grande seminterrato si trovano una grotta, un ufficio, altre 3 stanze e una piccola lavanderia. Questo piano è accessibile anche direttamente dal giardino.

La struttura dispone di 3 posti auto esterni. In ca. 5 minuti a piedi si raggiunge il centro di Biasca con varie possibilità di shopping e la stazione ferroviaria. Bellinzone è a circa 15 minuti di macchina.

⚫ Highlights

Casa di 2 generazioni

bellissimo appartamento mansardato con grande balcone

ampio e curato giardino

posizione molto tranquilla, soleggiata con vista

ambiente rustico e affascinante

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













2 Badezimmer, Gang und 3 Schlafzimmer *2 bagni, corridoio e 3 camere da letto*













Dachwohnung mit 2 Schlafzimmern und Dusche *app. mansardata con 2 camere e doccia*













Studio und Kellerräume *studio e cantine*













Kellergeschoss mit Grotto  *piano cantina e grotto*













Sitzplatz und Garten *cortile e giardino*













Garten und Ansichten *giardino e la casa*





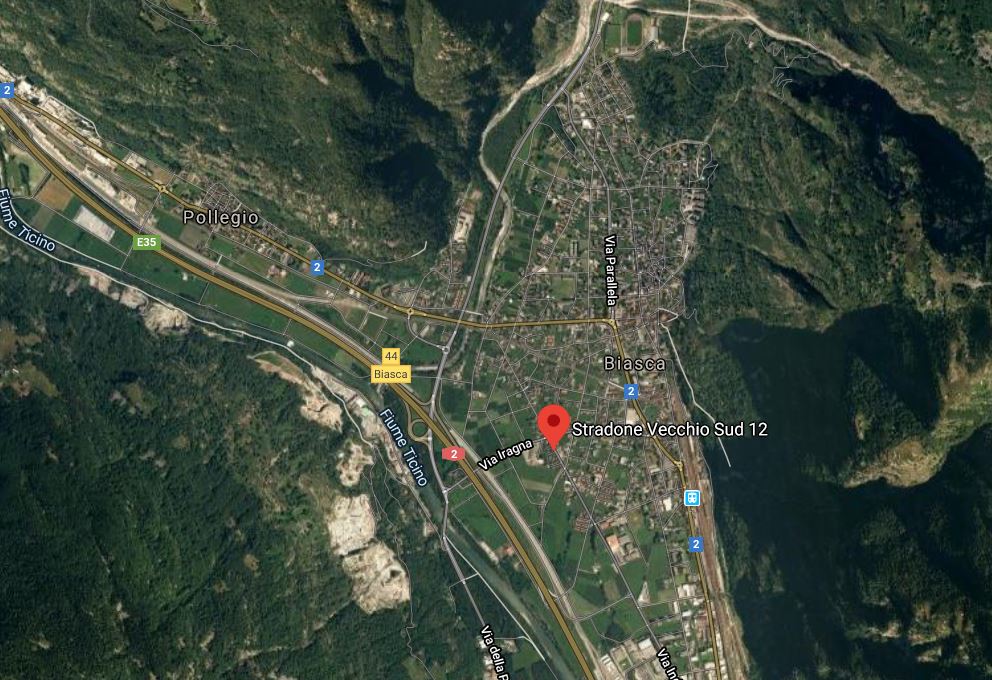




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ACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigApksqQQvLKwSNFLMzHAAHU0+uT16R/EmtL4btHItIsS6nKp/h/hiB9W7+1ABoET+ItZbxLdoRbIDFpsTDoneTHq3b2rrKbFGkMSRRKERFCqqjAAHQU6gAooqpqmpW+kaXPf3j7YYF3N7+gHuTgfjQBleKNWuIEh0nSTnU787Iz/AM8U/ikP0H61paNpVvomkwWFoPkiXlj1djyWPuTzWV4X024d5td1dCt/fDKxt/y7xfwoP5mujoAKKKKACiiigDmfEX+keK/Dlp95RPJO6/7qfKfzNdBdNIlnM0IJkCEoAM844rn/APj6+JuV5Flp21vYu+R+grZ1dHl014YpUieUqis7beSe3vQBPZ+Z9ih87/WeWu/jHOOampGEhjf7OiyTBGMaM+0O2DtUntk4Ga4az+I7q3iBdTsLaVdEshdyXGlXn2mFsnHlbsDD+1b08PUqx5omU6sYO0juqK4fT/iVB/xM01+zispbDTBquLa484SQEdOQMPkqMdMtVjw14yv/ABVo9zeaVa6LPMiI8VrDq2903H7suE+U49MjPFafU6utyPrFM7Cq2o2EGqabPZXa7oZ0KMP61heDfFF74lfV0vtMis/7NuhaiSG481JXAJfBwOB8vPvXTVz1KcqcuWRrCamro5zwnqE4S40PU3zf6aQhY/8ALaI/ck9+OD710dcx4ss5rOW38Saaha608ETxr/y3tz99fqOo+ldBZ3cN/ZQ3dq4khmQOjDuDUFk9FFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFISFUliAAMkntQBj+I9cGkWBFsvnX0xEdvCOrOeB+H+FP8ADmijRdLEcj+bdTMZbmY9ZJD1P9Ky9AeTxHqN1rTHbpxmVbJdozII8jzMnnBJOB+ddVQAUUUUAFcgB/wmPiUM3zaJpUvyjHF1cDv7qv6mrfijUZ5pYdA0l8X18D5jj/lhD/E59+wra03TrfStNhsrRNsUK7QPX3PvQBaooooAKKKKACiikJCqSeAOTQBzXh//AEnxd4hvD1SWO2H0Vc/1rX1FY5rixhkkKFpw6gLncUBbHt0rI8DDzNIurtuXur2Zy394bsA/kK1pHik8QQxGPdLDA0gfP3MkLjHvz+VAF2bzzbSi0lWG4MbCKV03hHxwxXvg9q5LRvBNxY+INT1u+utOa7vrL7J9ntLDyrYjOdzoWO8nvmuworeniJ0o8sTKdKM3dnA6X8KtOt4tbOofY1l1iyNiyabaC3igjPOVUkktuCnk/wAIFXPDvgW60W7mvZtVhkvE0tNLtHgtfKWONPuuwydz/pXZUVp9cqvdkfV6Zk+GNAh8MeHLXSreQy+SC0kxGDLIxyzn6kmtaiiuaUnOTkzaMVFWQhAZSCMg8EVymiE+G/EMugSnFlckz6eT0X+9H+HUCusrmfGf9nzaXiXUrSyv7ZvPtHlmVCHHbk9D0qSjpqKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAK5fxXcS6lcQeGbByst8N13IvWG3H3vxboPrW9qWoQaVps97dNtihQs3v7Vj+E9PnEM+s6muL/UiJGB/5ZR/wJ+AoA3ba2hs7WK2tkEcMKBEQdFAGAKloooAKz9a1m20TTZru5JOxCyxqMs59APqRWhXKW0knibxPevG5XSLNDanbj/SZMgtz/dGMcdfXrQAzwoyQQXer6wZF1K6YNOXjb90v8Ma8dBW4fEGmKm9rrC+pRv8KuXLssYVEdzIdmV425757Yp0cKRwLEoyijAB5oArDWNOJjH2yEGVdyBnA3D8akGpWJfYLy3LZxt81c/zqRrWByC8EbFemUBxTTY2hOTbQ5znPligB8dxDMSIpUcjrtYHFSVRGiaavm7bKFfOGJMLjcPeoz4f0sxlBZxqD/dyKANKqWsXK2eiXlw/CxwOx/Kof7AsxFFHG9zEsWdvl3Dr1+h5rD8c2KW/he6kW5vC0zJDtNy5X5mC/dzjvQBreELZrTwhpsUgw4gBb6nn+tW7Z5JNWvS0QWOMRxo+3BY4LHnuPmH61ZtYfs1nDAORFGqfkMVW0xJgtzJcOHMtzIygNkKoO1R+Sg49SaAL1FFFABWZrmpnS7SOXcqKzhN7qSAT0GB6nitOuZ8djfolqg6tf2+B6/OKAE87xneDMVtpmnj1ldpSfwGMUf2D4juubzxO0IP3o7S1UD8CcmunooA5j/hBNPm/5CV9qmoKesdzeMU/IYq5aeDfDliuLfRrT6yRiQ/m2a26KACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKKACiiigAooooAKKKx/E+sto2kF7ZPNvrhhDaQ/35G4H4DqfpQBl6h/xU/itNKT5tO0xlmvCOkkvVI/w6musrK8OaKuhaPHal/NuGJkuZj1llblm/P9MVq0AFFFMmmjt4HmndY441LO7HAUDkk0AYfivVJrazi07TTnUdQbyocfwD+J/oBWlpGmQ6NpMFjbD5IlwT3Y9yfcnmsLwvDJrOoXHie8RlFxmKwjccxwA/e+rda6G7beq2w8wGcMu+Pqgxy2e3YfUigAgHnTvcESLjMahjxgHrj61ZpAAqgDoBgUtABRRRQAUUUUAFcx4x/fzaHY9VudRj8xfVVBY/qBXT1zGpf6V8RtFhXn7Jaz3Eg9A2EU/nmgDpJZFhheWQ7URSzE9gKqaLAttolpGj+YPKDFyMbieSce5JNJrTxpo1ysyNIkq+SUQ4LbyEwD2+9V5QFUADAAwBQAtFFFABXM+L/wB5eaDbnpLqC5/AE/0rpq5nxOBJ4i8Nxj7y3jSfgENAHTUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAISFUljgAZJPauU0cHxJ4ll1yUE2VmWgsFPRj0eT+gqfxZezTm28P6a+281IkO4PMMI++/9B/9at2xsoNOsYbS1QJDCgRAPQUAWKKKKACuU8SO+vavB4YtXZYWAn1GRTjbEDxHn1Y/pW5rerRaLpE97N83ljCIOrseAo+pqj4V0mXT9Pe61D5tRv38+5b0J6L9AOKANpESCFUjUJHGoCqowFA7VFa/vd1zufEoG1GGNoHt+ZpLxiRHEDKvmOAXjQnA68kdM+tBvoFjZ38yNVbaS8TLz+I6e9AFmioftlsHdDPHuQZZdwyo9TT/ADotobzF2kZB3daAH0U1XVvusD9DTqACiiigArmNO/0v4l6zP0+w2cFr9d+ZK6euX8Gn7Td+Ib9+Wm1WSJW/vJGAq/1oA2tSdgbOJY1cTXKq24ZCgAvn81FXqpzrO2rWmwsIFSQyAHgn5duR/wB9VcoAKKKKACuZ1Yh/iFoUTdBBPIPqAP8AGumrmbvEvxL04DrBYysf+BED+lAHTUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAFFFFABRRRQAUUUUAcj4MP9oaprurXXz3X217RW7JFHjCj065PvXXUUUAFFFFAHJ6v/AMTD4haXp1z81rDA10I+zSDgE+uK6yiigAooooAQgEYIyPQ1zXjC0t5YNNSSCNla7CkFAcqIpGx9MgGiigDGGm2qsDGjRFRgeVIyYH4EU8WpWRXiu7yMqcjFwxB/Ak0UUhi3F1qMEDumq3ZPYEqQP/Hazv8AhMtZgEieej7RwXjBNFFAi9p3jPVJo4jKtu5YHPyEfyNT/DO/ll8LQxuqdZZC2DlmMrcmiimB0qHPiibPazTH/fbVpUUUAFFFFABXMw/N8ULkH+DS0I9syGiigDpqKKKACiiigD//2Q==)





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