**BRISSAGO**

moderne 3 ½-Zimmer-Wohnung

mit Terrasse und herrlichem Seeblick

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*appartamento moderno di 3 ½ locali*

*con terrazza e bellissima vista lago*



4180/3431

Fr. 700‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 110m2

Etage: EG

Baujahr: 1970

Rennovationen: 2017 vollständig renoviert

Zustand: sehr gut

Dusche/WC: 1

Bad/WC: 1

Nebenkosten: ca. 500m2

Zweitwohnsitz: nur Erstwohnsitz

Heizung: Ölzentralheizung

Parkplätze: 1 Garage

6614 Brissago, Via R. Leoncavallo 37

Region: Locarnese

Lage: sehr sonnig und ruhig

Aussicht: ein wenig Seesicht

Schulen: 600m

Einkauf: 300m

öffentlicher Verkehr: 100m

Distanz nächste Stadt: 10km

Distanz Autobahn: 34km

⚫ Beschreibung

Diese moderne 3 ½-Zimmer-Wohnung liegt an ruhiger und sonniger Lage in Brissago an der Via R. Leoncavalo 37 in unmittelbarer Seenähe.

Die 2017 vollständig neu renovierte Wohnung präsentiert sich heute sehr modern, hell und wohnlich. Sie bietet mit den hohen Räumlichkeiten zudem ein grosszügiges Ambiente.

Die Wohnung verfügt über einen hellen Wohnraum mit angrenzender Küche und Essbereich, Badezimmer sowie zwei Schlafzimmer – eines mit Dusche/WC.

Von der grossen Terrasse erstreckt sich ein herrlicher Ausblick auf den Lago Maggiore und die umliegenden Hügelzüge.

Zur Wohnung gehört eine Garage. Eine Waschküche kann gemeinsam genutzt werden.

In wenigen Schritten erreicht man bequem das Ufer des Lago Maggiore.

In der Nähe befindet sich die Haltestelle des Stadtbusses, der bis Mitternacht verkehrt und den Bahnhof Locarno mit Brissago verbindet.

⚫ Highlights

* modernes, helles und wohnliches Ambiente
* grosszügiges Wohnen dank hohen Räumen
* grosse Terrasse mit herrlichem Seeblick
* 50m vom See

⚫ Ubiciazione

⚫ Informazione sull'immobile

Spazio vitale: circa 110m2

Piano: piano terra

Anno di costruzione: 1970

Ristrutturazioni: completamente rinnovato 2017

Condizione: molto buona

Doccia/WC: 1

Bagno/WC: 1

Spese di servizio: circa 500m2

Seconda casa: solo residenza primaria

Riscaldamento: riscaldamento centrale a olio

Posti auto: 1 garage

6614 Brissago, Via R. Leoncavallo 37

Regione: Locarnese

Posizione: molto soleggiata e tranquilla

Vista: un po' di vista sul lago

Scuole: 600m

shopping: 300m

trasporto pubblico: 100m

distanza prossima città: 10km

distanza autostrada: 34km

⚫ Descrizione

Questo moderno appartamento di 3 ½ locali si trova in una posizione tranquilla e soleggiata a Brissago, Via R. Leoncavallo 37, vicino al lago.

L'appartamento, che è stato completamente rinnovato nel 2017, è ora molto moderno, luminoso e accogliente. Offre anche un ambiente spazioso con le camere alte.

L'appartamento ha un luminoso soggiorno con annessa cucina e zona pranzo, bagno e due camere da letto - una con doccia / WC.

Dalla grande terrazza c'è una splendida vista sul Lago Maggiore e sulle colline circostanti.

Un garage appartiene all'appartamento. Una lavanderia può essere condivisa.

In pochi passi si può facilmente raggiungere la riva del Lago Maggiore.

Nelle vicinanze c'è la fermata del bus cittadino, che funziona fino a mezzanotte e collega la stazione di Locarno con Brissago.

⚫ Highlights

* ambiente moderno, luminoso e accogliente
* soggiorno spazioso grazie alle camere alte
* grande terrazza con magnifica vista sul lago
* 50m dal lago

Küche, Wohnzimmer und Bad *cucina, soggiorno e bagno*













Dusche/WC, zwei Zimmer, Terrasse und Garage *doccia/WC, 2 camere, terrazza e garage*



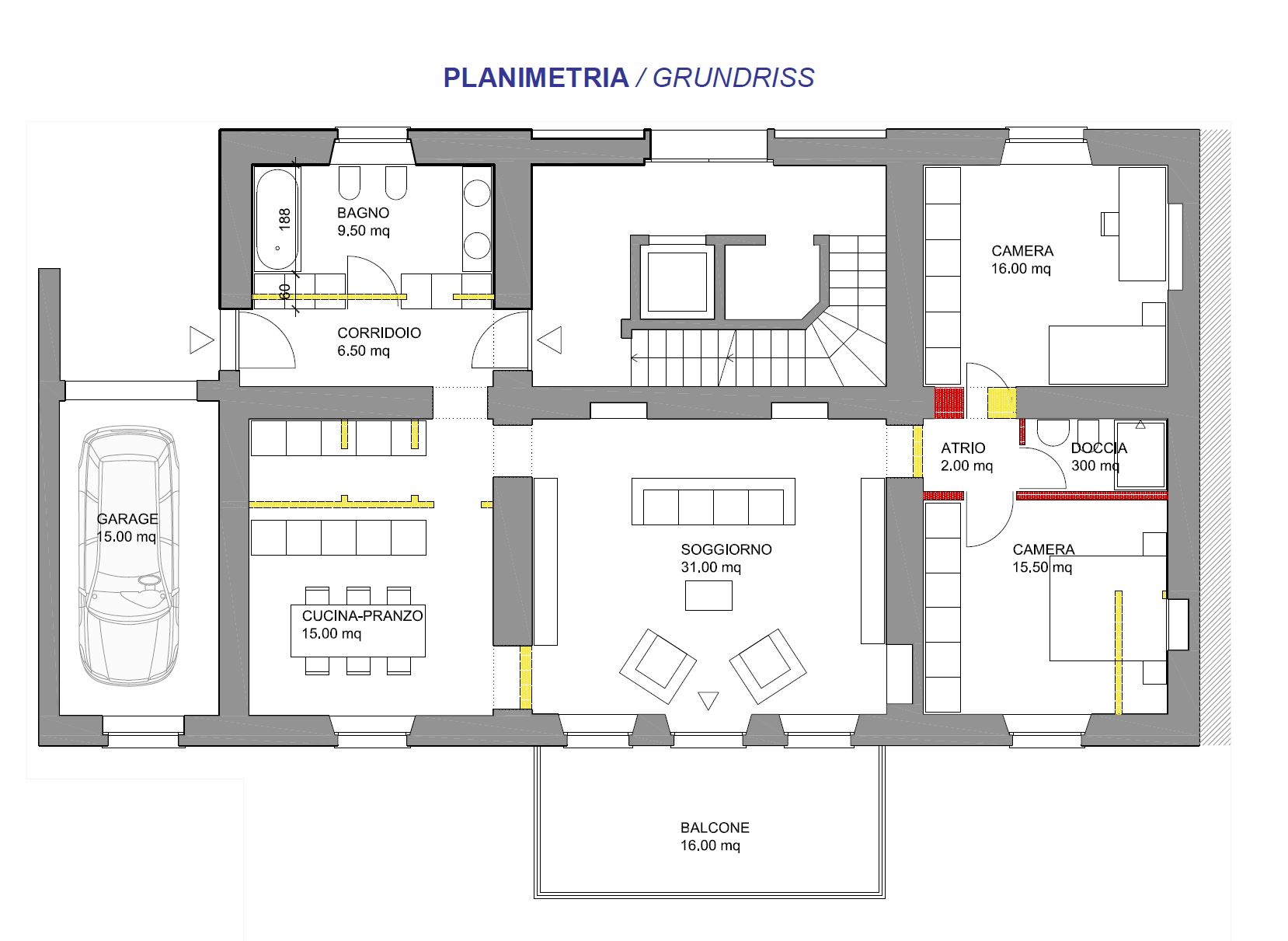






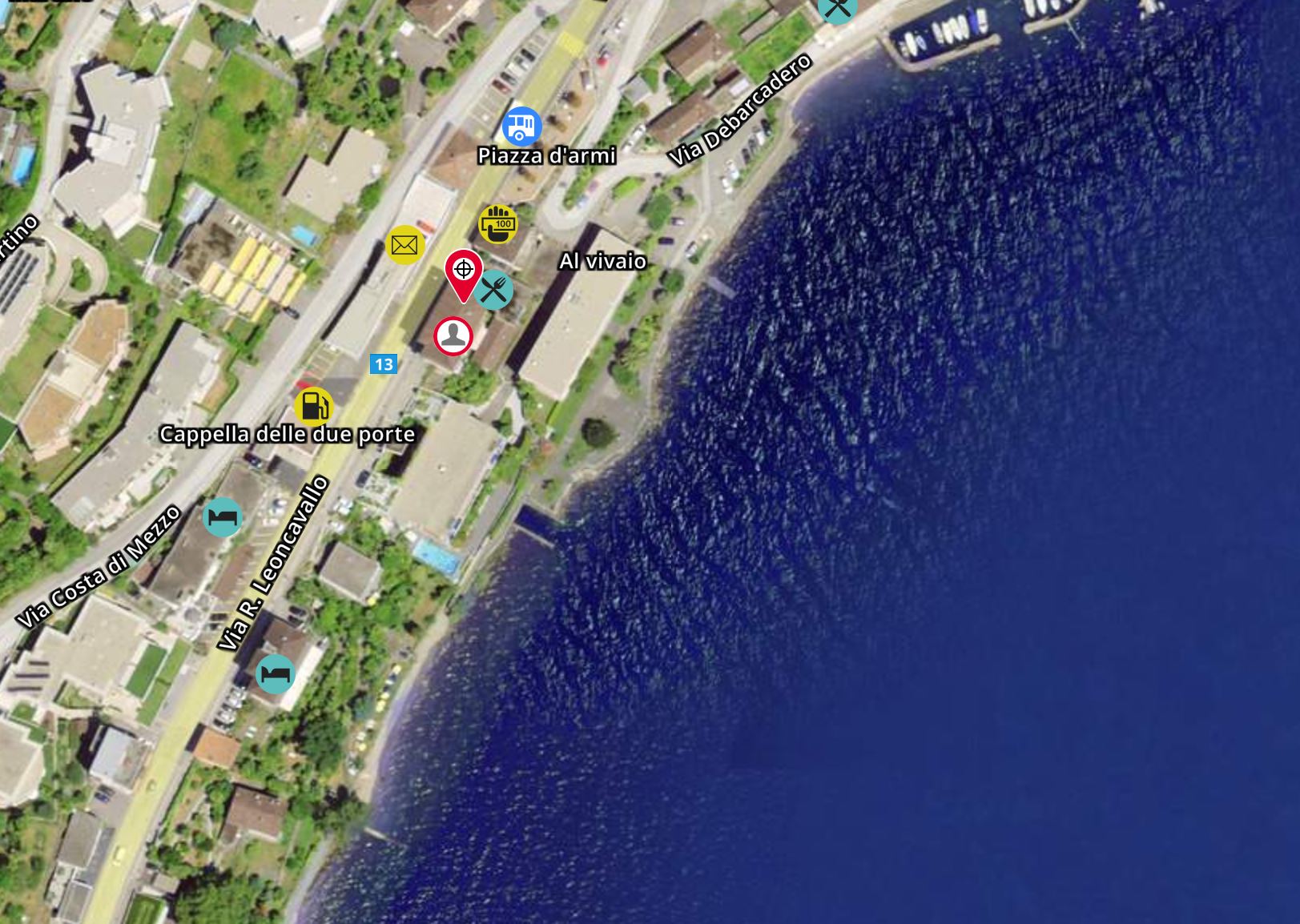


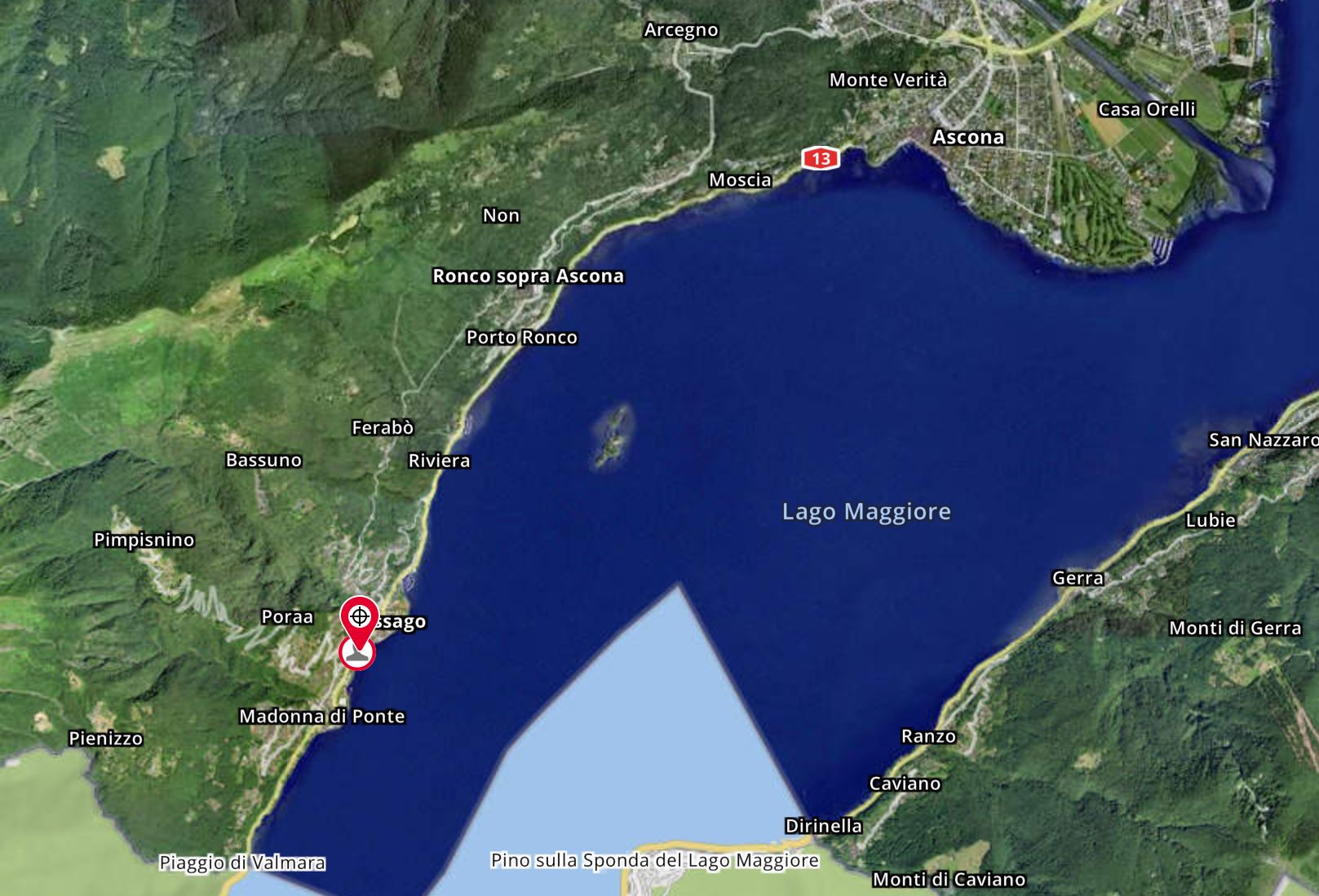


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