**SEMIONE**

2 Bergrustici mit grossem Umschwung

an ruhiger und sonniger Panorama-Aussichtslage

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*2 rustici di montagna con grande terreno*

*tranquilla, soleggiata e con bellissima vista*



4180/3475

Fr. 160‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 140m2

Grundstückfläche: ca. 13783m2

Etagen: 2

Zustand: zum Ausbauen

Parkplätze: an der Strasse

6714 Semione, via Miri

Region: Bleniotal

Lage: absolut ruhige, sehr sonnige Lage

Aussicht: herrlicher Ausblick

Schulen: 4km

Einkauf: 4km

öffentlicher Verkehr: 4km

Distanz nächste Stadt: 30km

Distanz Autobahn: 10km

⚫ Beschreibung

Diese beiden Bergrustici liegen an idyllischer Alleinlage oberhalb von Semione im schönen Bleniotal.

Die beiden zweistöckigen Gebäude müssen vollständig renoviert werden. Das rechte, etwas grössere Rustico verfügt über einen Kellerraum im Erdgeschoss sowie einen separaten, seitlichen Zugang zum grosszügigen Obergeschoss. Die Mauern und das Dach befinden sich in einem guten Zustand.

Ca. 50m südlich befindet sich das etwas kleinere Rustico, ebenfalls mit zwei Eingängen und ansprechenden Mauern und Dach.

Zu den beiden Rustici gehören unter-und oberhalb der Häuser grössere Wiesenflächen mit Waldanteil an leichter Hanglage. Ca. 100m nördlich gehört ein zusätzliches Landstück in Hanglage mit Wald zur Liegenschaft.

Von überall geniesst man einen herrlichen Ausblick auf die umliegenden Hügelzüge und in die schöne Natur. Absolute Ruhe ist dabei garantiert.

Die Liegenschaft ist bis wenige hundert Meter mit dem Auto erreichbar. Unten an der Strasse gibt es Parkmöglichkeiten. Von hier aus führt ein ca. 10-15 minütiger Wanderweg hinauf zum Weiler mit den beiden Rustici sowie einem einzelnen Nachbar-Rustico. Quellwasser von den Bergen führt über das Grundstück und kann zu den Rustici umgeleitet werden.

In Semione befinden sich die Bushaltestelle sowie Einkaufsmöglichkeiten. Die Fahrt nach Biasca dauert 15 Minuten und nach Bellinzona ca. 30 Minuten.

⚫ Highlights

* absolut ruhige, sonnige Alleinlage
* herrlicher Ausblick auf die umliegenden Hügelzüge
* idyllische Lage mitten in der Natur
* grosse Wiesenflächen und Waldparzellen

⚫ Ubiciazione

⚫ Informazione sull'immobile

Spazio vitale: circa. 140m2

Area di proprietà: circa. 13783m2

Piani: 2

Condizione: sviluppare

Posti auto: sulla strada

6714 Semione, via Miri

Regione: Valle di Blenio

Posizione: molto tranquilla, soleggiata

Vista: vista meravigliosa

Scuole: 4km

Shopping: 4km

Trasporto pubblico: 4km

Distanza dalla prossima città: 30km

Distanza autostrada: 10km

⚫ Descrizione dell’immobile

Questi due rustici di montagna si trovano in un'idilliaca posizione isolata sopra Semione nella bellissima Valle di Blenio.

I due edifici a due piani devono essere completamente rinnovati. Il rustico di destra, un po' più grande, ha un locale cantina al piano terra e un accesso laterale separato al piano superiore spazioso. I muri e il tetto sono in buone condizioni.

A circa 50 m a sud si trova il rustico leggermente più piccolo, anch'esso con due ingressi e pareti e tetto attraenti.

I due rustici hanno grandi prati con boschi sopra e sotto le case su un dolce pendio. Circa 100m a nord c'è un ulteriore pezzo di terra su un pendio con boschi.

Da ogni parte si può godere di una splendida vista sulle colline circostanti e sulla bellissima natura. La tranquillità assoluta è garantita.

La proprietà è accessibile in auto fino a poche centinaia di metri. C'è un parcheggio in fondo alla strada. Da qui una passeggiata di 10-15 minuti porta al borgo con i due rustici e un solo rustico vicino. L'acqua di sorgente dalle montagne attraversa la proprietà e può essere deviata ai rustici.

A Semione c'è una fermata dell'autobus e dei negozi. Il viaggio fino a Biasca dura 15 minuti e a Bellinzona circa 30 minuti.

⚫ Highlights

* posizione assolutamente tranquilla, soleggiata e appartata
* magnifica vista sulle colline circostanti
* posizione idilliaca in mezzo alla natura
* grandi prati e appezzamenti di foresta

grosses Rustico rechts *grande rustico a destra*













grosser Umschwung und Aussicht *grande terreno e bellissima vista*













kleines Rustico links *piccolo rustico a sinistra*













Umschwung und grosses Landstück *dintorni e grande terreno*







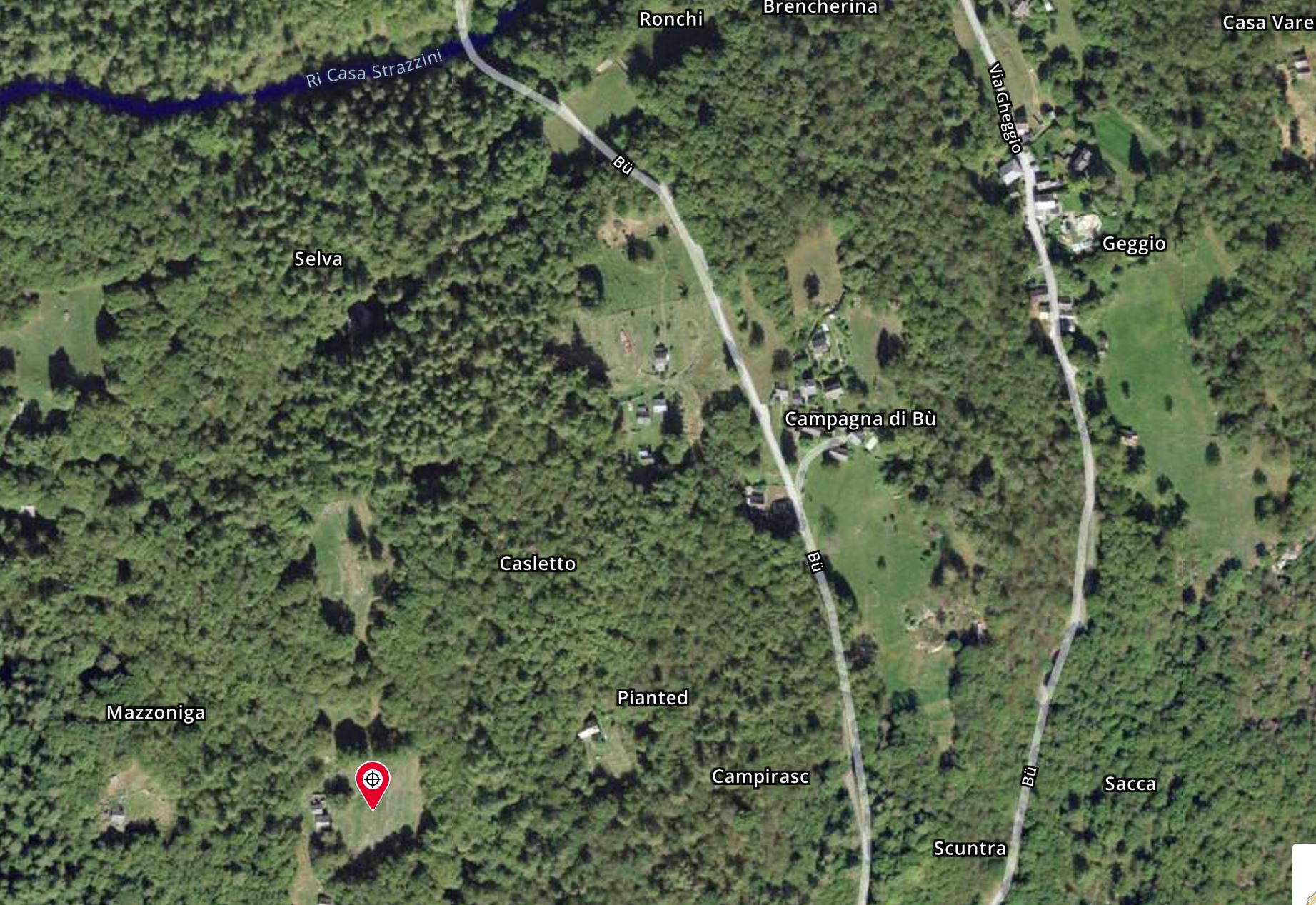




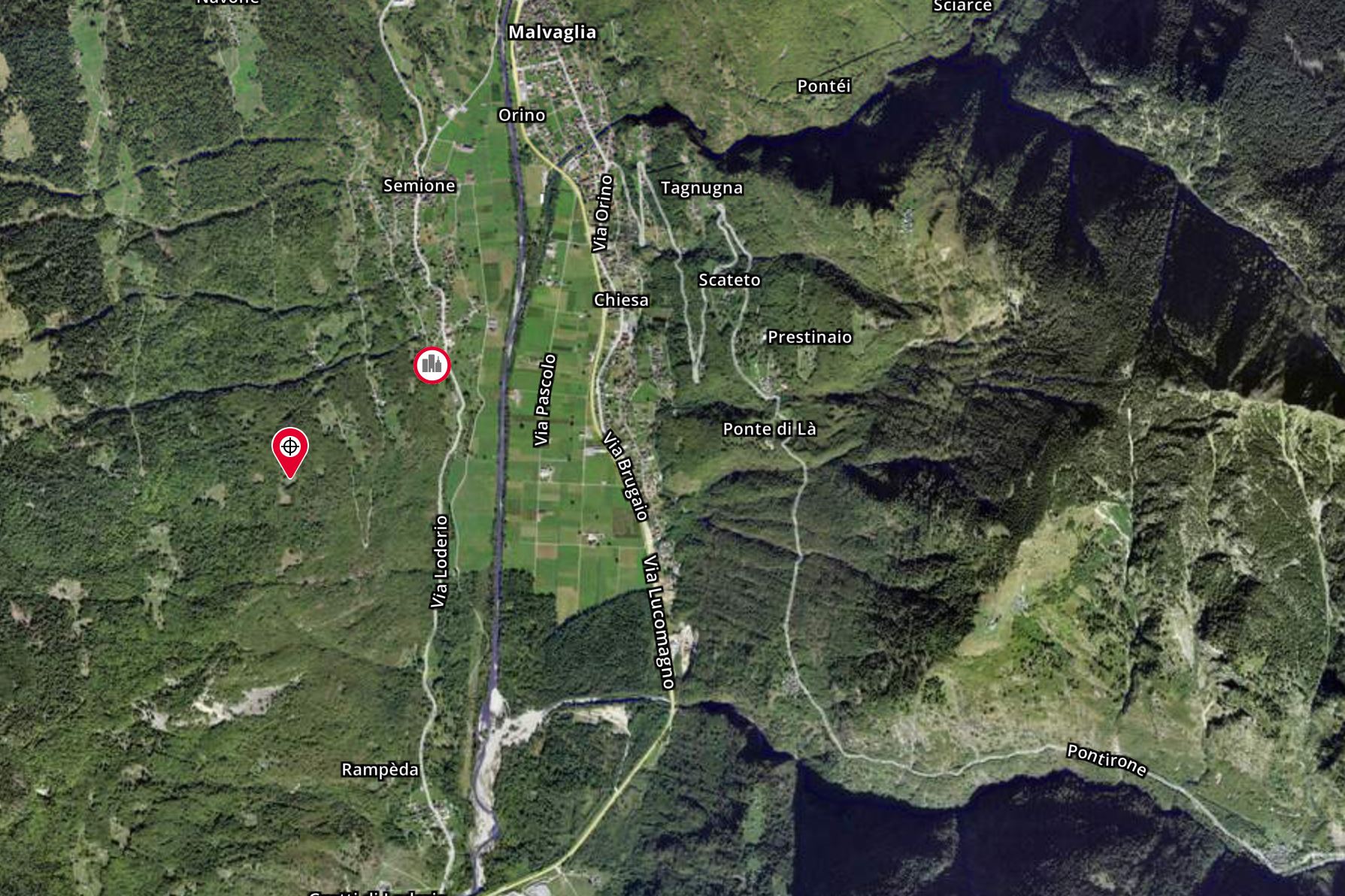


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#### TICINO | Ascona

TICINO | Semione

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