**MEZZOVICO**

5 ½-Zimmer-Einfamilienhaus mit Garten

An sehr ruhiger, sonniger Aussichtslage

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*casa di 5 ½ locali con giardino*

*in posizione molto tranquilla e soleggiata con bella vista*



4180/3570

Fr. 855‘000.--

 Standort | Umgebung

 Eckdaten | Ausstattung

Wohnfläche: ca. 180mq

Grundstückfläche: ca. 500mq

Geschosse: 3

Zustand: gut

Dusche/WC: 2

Heizung: Ölkessel und Schornstein

Zweitwohnsitz: ja, möglich

Keller: diverse

Parkplätze: 1 Garage und 2 PP

6805 Mezzovico, via Valegia 34

Region: Luganese

Lage: sehr ruhige und sonnige Lage

Aussicht: herrlicher Ausblick

Schulen: 300m

Einkauf: 550m

öffentlicher Verkehr: 100m

Distanz nächste Stadt: 12km

Distanz Autobahn: 5km

 Beschreibung

Dieses 5 ½-Zimmer-Einfamilienhaus liegt an sehr sonniger und ruhiger Lage in Mezzovico an der Via Valegia 34.

Das dreigeschossige Haus erstreckt sich über 3 Etagen und wirkt hell und wohnlich.

Das Erdgeschoss besteht aus: Eingangshalle, Schlafzimmer, Abstellraum und Waschküche.

Erster Stock: Wohnzimmer mit Kamin und doppeltem Ausgang zur Terrasse und zum Garten, Küche und Bad.

Zweiter Stock: 3 Schlafzimmer (2 davon mit Zugang zum Balkon) und Badezimmer.

Garten ca. 250mq.

Zum Grundstück gehört eine Garage von ca. 20 qm.

Der grosse Garten mit Terrasse lädt zum Verweilen ein.

Ein schöner Ausblick erstreckt sich auf die umliegenden Berge.

Die Fahrt zur Autobahn A2 und nach Lugano dauert 10 Minuten.

Es befinden sowohl Bus- wie Bahnverbindungen nach Lugano.

Im Dorf gibt es Einkaufsmöglichkeiten und die Schulen.

 Highlights

* sehr ruhige und sonnige Lage
* herrliche Panorama-Aussicht
* ansprechender, bewohnbarer Zustand
* schöner Garten

 Posizione | Dintorni

 Dati salienti | Attrezzature

Superficie abitabile: ca. 180 mq

Superficie del terreno: ca. 500 mq

Pavimenti: gres e parquet

Condizione: sufficiente

Anno di costruzione: 1990

bagno/WC: 2

riscaldamento: autonomo gasolio e camino

residenza secondaria: sì, possibile

Cantina: 2

Posti auto: 1 garage ; 2 posteggi scoperti

6655 Mezzovico, via Valegia 34

Regione: Luganese

Posizione: molto tranquillo e soleggiato

Vista: splendida vista

Scuole: a 300m

Acquisto: a 550m

trasporto pubblico: 100m

Distanza città successiva: 12km

Distanza autostrada: 5km

Descrizione dell’immobile

Questa villa si trova in zona panoramica e soleggiata a Mezzovico, Via Valegia 34.

L´immobile è disposto su 3 piani.

Il piano terra è composto da : ingresso, camera da letto, ripostiglio e lavanderia.

Primo piano da : salone con camino e doppia uscita sul terrazzo e giardino, cucina abitabile e bagno.

Secondo piano : 3 camere da letto (di cui 2 con accesso al balcone) e bagno.

Giardino ca.250mq.

Completa la proprietà un garage di ca. 20mq.

Lugano e l’autostrada A2 sono raggiungibile in 10 Minuti.

A Mezzovico sono stazione della ferrovia e del bus.

Nel comune si trovano negozi e le scuole.

 Highlights

* posizione molto tranquilla e soleggiata
* magnifica vista panoramica
* bel giardino
* condizioni abitabili

Eingang, Wohn-/Essraum, Zimmer und Bad *entrata, soggiorno/pranzo, camera e bagno*













3 Zimmer, Dusche/WC, Keller und Grarage *3 camere, doccia, cantina e garage*













Balkon, Terrasse und Garten *balcone, terrazza e giardino*









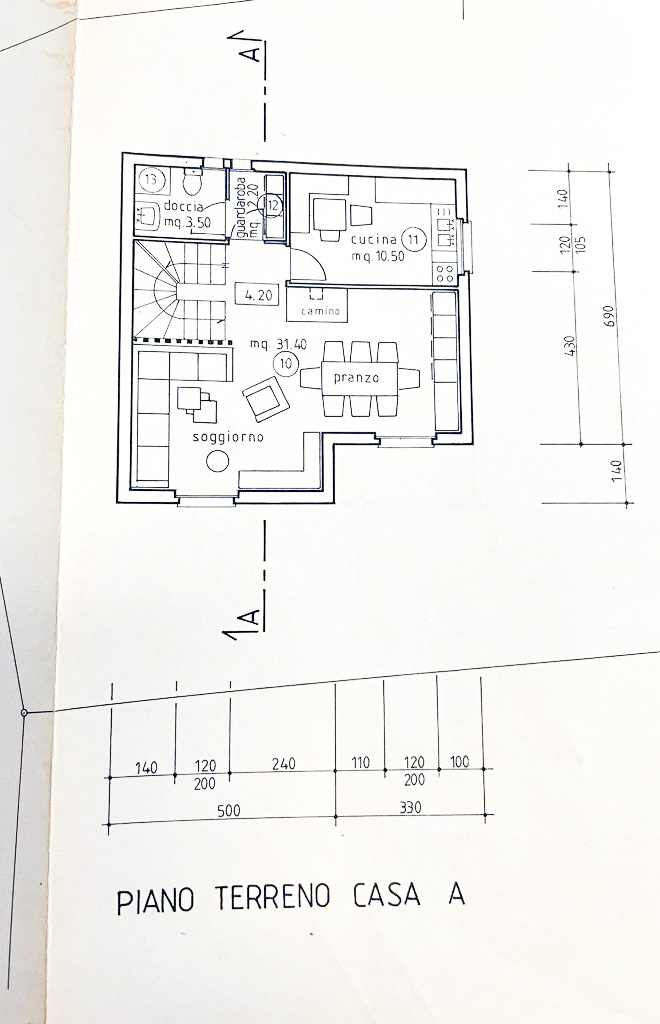


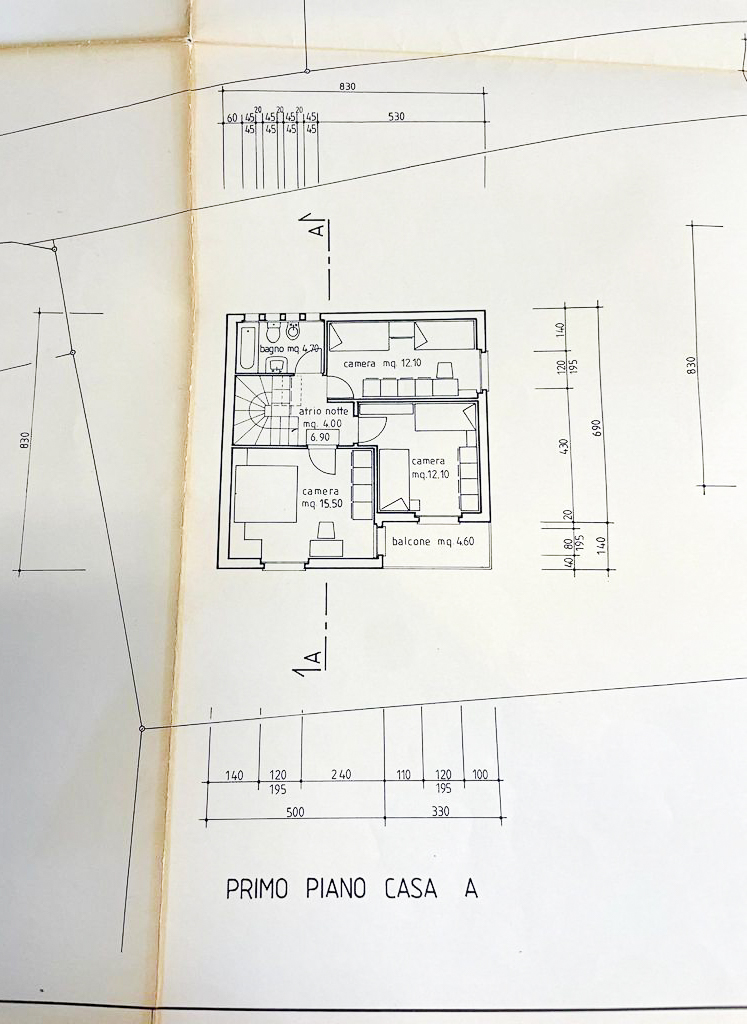


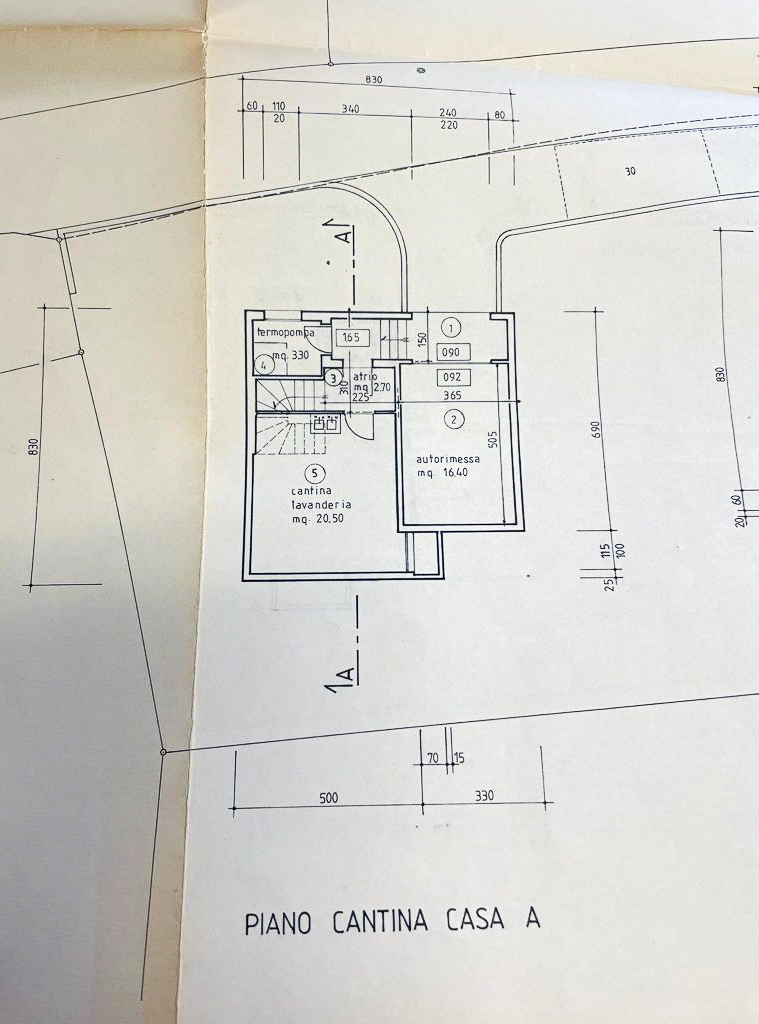




#### TICINO | Ascona



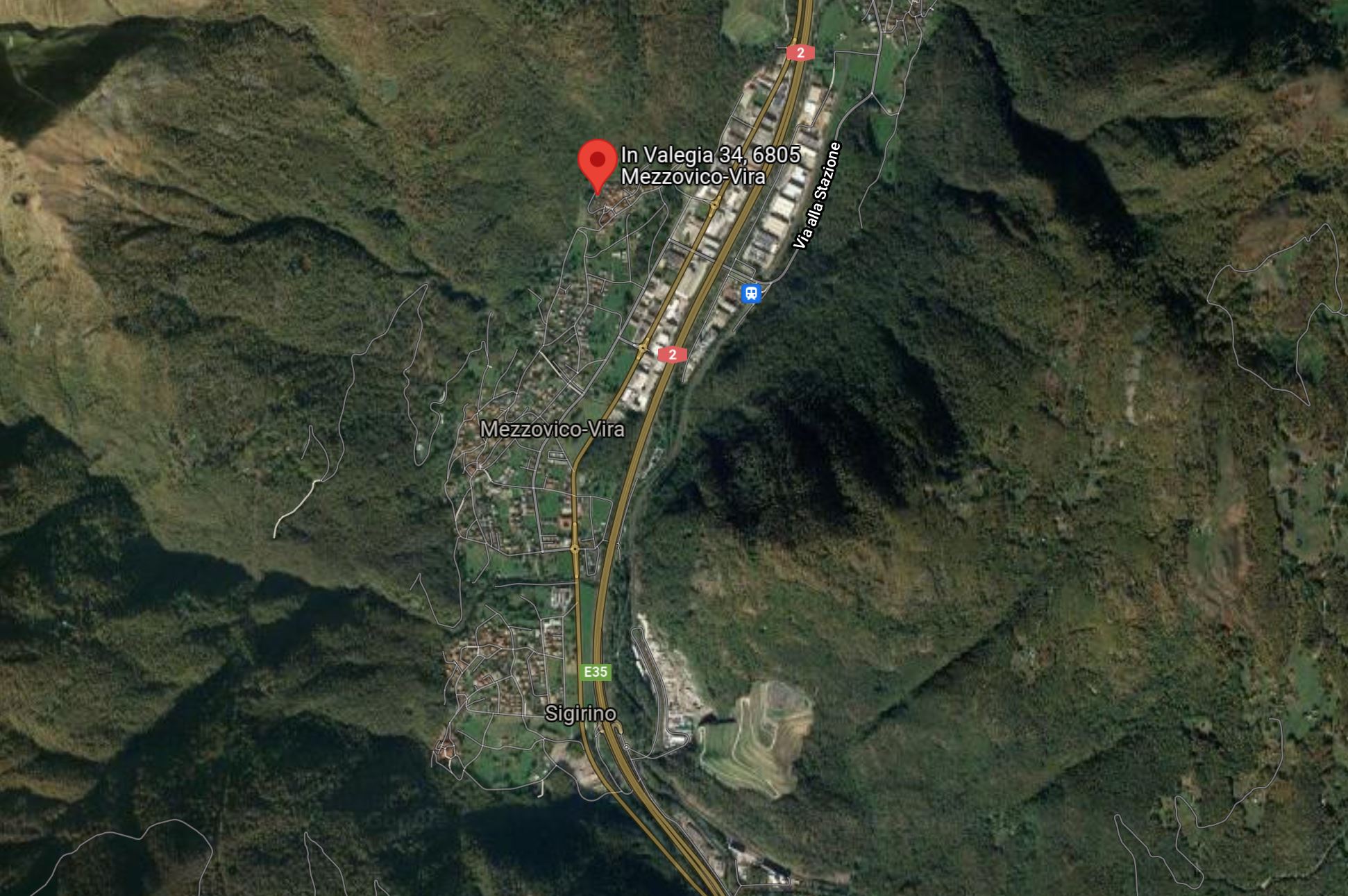




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