

Land For Sale in Capriasca



576 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

In Tesserete, in the enchanting municipality of Capriasca, we are selling **residential LAND** (non-disturbing administrative, commercial and artisanal activity is also possible), ideal for those who want to build their own home or start a small commercial business. The land has a total area of 576 square meters easily accessible. It should be kept in mind that the land is crossed by a road (easement) which serves the houses upstream. Thanks to its strategic position, it offers a panoramic view of the surrounding mountains, ensuring an atmosphere of peace and tranquility. Furthermore, the proximity to Tesserete offers a wide range of services and shops, making the land even more attractive for those who want to live in a quiet but convenient area. In summary, the residential-commercial land for sale is the ideal solution for those looking for a place to build their home and/or start a small business, immersed in nature and quiet but with all the comforts at hand. **RE extensive residential area with building parameters: exploitation index 0.5 - occupation index 30% + 5% for small buildings - eave height 7.5 meters, ridge height 9.5 meters - minimum green area 30% - distance from the border 3 meters .**

Don't miss the opportunity to make your dreams come true in a unique and privileged



environment like this.

Property detail

Code: A2371-T	Contratto: FOR SALE
Type: Land	Region: Ticino
Province: Distretto di Lugano	Municipality: Capriasca
ZIP: 6950	Price: 390,000 CHF
Total Sqm: 576 sq.m	Bedrooms: 0
Bathrooms: 0	Rooms: 0

Features

Street Frontage	Buildability indexes	Primary Residence
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Nearby

Banks	Football Fields	Sport Centers
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