

House For Sale in Mendrisio



290 mq | Bathrooms: 2 | Bedrooms: 5 | Rooms: 8

In **Mendrisio-Rancate**, in a typically residential area, very quiet and sunny, we sell **detached HOUSE with 8.5 rooms, a garden and adjoining building land**. The access road is private for residents only. Forecourt with a parking space in front of the single garage plus 2-3 more parking spaces to the side. The house dates back to 1966 and was renovated in 2007. In the following years it has received further improvements and maintenance work and is still in good condition. The gross surface area of the entire house is approx. 290 sqm; the net habitable surface area is approx. 190 sqm, distributed as follows: **Ground floor:** Main entrance with hallway and stairwell to the first floor, two rooms with heating, room with exit to the back of the garden (heating connection present), unheated storage room-cellar, technical room with oil heating, external accessory room for the tank. **First floor:** Landing-staircase, entrance hall, hallway with built-in wardrobes, bathroom with shower and window, bathroom with tub, bidet and window, separate eat-in kitchen, dining room, living room, both with exit to the balcony overlooking the front garden, 3 bedrooms, two with exit to a balcony overlooking the back of the garden, attic accessible from the entrance-staircase. Beautiful fenced flat garden, with ornamental plants and flowers. **The surface area of the land where the house**



stands is 710 sqm. Price of the house: Chf 850'000.-. Additional plot of building land of 805 sqm, attached and bordering the garden: Price Chf 640'000.-. Don't miss the opportunity to purchase this spacious, comfortable and well-located housing solution!

Property detail

Code: A2507	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Mendrisio	Municipality: Mendrisio
ZIP: 6862	Price: 850,000 CHF
Total Sqm: 290 sq.m	Bedrooms: 5
Bathrooms: 2	Rooms: 8

Features

Parquet	Shutters	Tiles
Bathroom with Bathtub	Wardrobe	additional room
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

Nearby

Banks	Football Fields	Sport Centers
Kindergarten	Elementary Schools	Middle Schools
Bar / Restaurants	Post Offices	Shopping Centers
Municipal Offices		



