

House For Sale in Lugano



165 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

In **Lugano-Breganzona**, in a quiet, sunny residential neighborhood renowned for its convenience and quality of life, we offer for sale a pleasant and **elegant 5.5-room semi-detached HOUSE**.

The property enjoys a strategic location, with schools, shops, public transportation, and all major amenities easily accessible. The motorway access is just minutes away, making travel quick and easy. An ideal solution for those seeking a peaceful setting without sacrificing tranquility and privacy.

The home boasts approx. 130 m² of living space and approx. 165 m² total on a 333 m² plot.

The interior spaces are well-organized and functional: the **living area** includes an entrance hall, a bright and spacious 30 m² living room, and a bright open-plan kitchen with direct access to the pergola and garden, perfect for relaxing and entertaining outdoors.

The **sleeping area** is divided into two different heights, offering privacy to the double bedroom and the two large single bedrooms. It also includes a bathroom with a bathtub and a shower.

On the **lower floor** there is a convenient laundry room, a hallway with built-in wardrobes, a bathroom with shower and a large hobby room/study, a versatile space that can be used as an office, games



room or possible guest space.

The mostly flat garden surrounds the property on three sides, offering ample space for relaxation. The house also features a large parking space on the garage floor with an adjacent 10-square-meter cellar. The property also features convenient outdoor parking.

Built in 2005, renovated in 2015, and maintained in excellent condition, the home is equipped with gas heating with heat distribution via underfloor heating coils, ensuring living comfort and energy efficiency.

A welcoming and functional property, ideal for those looking for a family home in a beautiful residential area of Breganzona.

Don't miss this opportunity and call now to book a visit!

Property detail

Code: C2646	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Lugano	Municipality: Lugano
ZIP: 6932	Price: 1,170,000 CHF
Total Sqm: 165 sq.m	Bedrooms: 3
Bathrooms: 3	Rooms: 5

Features

Hobby room	Shutters	Bathroom with Bathtub
Pergola	Wardrobe	Bathroom with Shower

MAIN RESIDENCE

Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Bike Lanes	Childrens playgrounds
Public Transport		



