

# Apartment With Garden For Sale in Ponte Tresa



**116 mq | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4**

We sell in Ponte Tresa (Switzerland) **4.5-room APARTMENT with garden**, located in a quiet and sunny residential area, low traffic street, with beautiful open views, a few minutes from the Lugano-Ponte Tresa train station and the border with Italy, at approx. 20 min. drive from Lugano.

The apartment is on the raised ground floor, has a net area of approx. 95 sqm + 22 sqm covered terraces and 50 sqm of garden.

The building of modern and pleasant architecture is composed of 6 apartments.

At street level we find garage, cellars, technical rooms and common laundry, lift, while the other 3 floors consist of 2 apartments each.

The apartment is directly accessible by lift from the garage or via an external staircase to the building and is divided as follows:

Direct lift with armored door and entrance hall with wardrobes, spacious living-dining room with open kitchen and large terrace and garden with open view, corridor, 2 children's bedrooms, bathroom with tub-shower-toilet-bidet, double bedroom with exit on the covered veranda.



2 Parking spaces (nr. 3 and 10) at Chf 35'000.-/each in the garage and a cellar (nr. 6) of 8 sqm directly behind the parking lots, public parking spaces with a blue zone in front of the building.  
**Possible purchase with Rent to Buy formula through specialized company with down payment of approx. 5 %.**

### Property detail

<b>Code:</b> D2133-1	<b>Contratto:</b> FOR SALE
<b>Type:</b> Apartment, Apartment with Garden	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Ponte Tresa
<b>ZIP:</b> 6988	<b>Price:</b> 630,000 CHF
<b>Total Sqm:</b> 116 sq.m	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 1	<b>Rooms:</b> 4

### Features

Shutters	Tiles	Porch / Lounge
Wardrobe	Bidet	Heat pomp
MAIN RESIDENCE	Bathroom with Bath and Shower	

### Nearby

Banks	Football Fields	Tennis Courts
Childrens playgrounds	Railway Station	Elementary Schools
Bar / Restaurants	Post Offices	





