

## House For Sale in Bioggio



**220 mq | Bathrooms: 1 | Bedrooms: 3 | Rooms: 6**

In the characteristic and picturesque historic center of Gaggio, a fraction of the municipality of Bioggio **with an advantageous tax multiplier of 65%**, we sell **historic and fascinating contiguous TICINOUS HOUSE of 6.5 rooms and approx. 160 sqm**, also as a **SECONDARY RESIDENCE**. The house overlooks the central square, where there is also an outdoor car park owned by it, in a very quiet area, a stone's throw from the postbus stop leading to Lugano. In the municipality of Bioggio, which is only a 5-minute drive away, there are all the main services: supermarkets, pharmacy, bars / restaurants, the train to Lugano-Ponte Tresa, schools, etc. The motorway access can be reached in 10 minutes and Lugano in about 15 minutes. This solid house was built in the early 1900s, is arranged on 3 levels above ground plus a basement floor and is divided as follows. **Ground Floor:** large entrance hall, stairs, large living-dining room with a beautiful old fireplace and a wood stove, from which one enters in an other living room with fireplace and balcony on one side and the separate kitchen on the other side. **1st Floor:** entrance hall, 2 large double bedrooms, bathroom with shower, studio/bedroom with another small room (ideal as a wardrobe) and with a beautiful covered terrace with open views over the courtyard of the villages nucleus, the valley and the hills. Large **Attic Floor**



with open **Lake-view**. Spacious **Basement Floor** with vaulted cellar and secondary exit to the back of the house. Original floors in "terracotta", wood or granite in the different spaces. Aluminium jealousies throughout the house, wooden windows with single glass except for the attic floor which has them in PVC with double glazing. Pitched roof insulated. Heating with fireplace, stove and electric mobile radiators. **The house needs to be renovated to bring it to current standards (there are estimates for the work)**. An **uncovered private parking space at Chf 20'000.-** located in the square, in addition to the many public parking spaces near the nucleus. **Nice private garden** with a storage and chicken coop located 200-300 meters from the house, usable as a recreation place or as a vegetable garden.

### Property detail

**Code:** D2235

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Bioggio

**ZIP:** 6992

**Price:** 495,000 CHF

**Total Sqm:** 220 sq.m

**Bedrooms:** 3

**Bathrooms:** 1

**Rooms:** 6

### Features

Fireplace

Window shutters

Wardrobe

HOLIDAY RESIDENCE

Bathroom with Shower

MAIN RESIDENCE

### Nearby

Football Fields

Sport Centers

Bike Lanes

Childrens playgrounds

Kindergarten

Elementary Schools





