

House For Sale in Curio



170 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

In Curio, in the charming Malcantone, about 20 minutes by car or postal-bus, we are selling a **spacious 5.5-room head HOUSE**, with a large terraced garden, in a quiet, sunny and green location. The house built in 1989 and currently inhabited, has been partially renovated over the years and is in a fairly good state of maintenance, but needs some modernization works to bring it up to current standards. **ENTRANCE FLOOR (0):** Entrance hall-wardrobe-stairs, technical room-laundry room, cellar. **GROUND FLOOR (+1):** Staircase and wardrobe area, toilet, bedroom-studyroom with exit to the garden, dining room and kitchen, living room with beautiful pine cone fireplace, all with exit to the winter garden and garden. **UPPER FLOOR (+2):** Corridor-staircase, main bedroom, bathroom with tub/shower-toilet-bidet and window, 2 bedrooms, bathroom with shower-toilet and window. Low FLOOR with trapdoor. Terraced garden with small swimming pool, pergola, grill area, tool shed and chicken house. BOX for 1 or 2 cars + 1 outdoor parking. House with a total gross surface area of approximately 216 m2 (including cellar, winter garden, etc.), of which approximately 120 m2 net heated floor space. Total land 579.50 m2 (land 533 m2 + 1/6 coactive road 46.50 m2), including approx. 380 sqm of garden and vegetable garden, partly flat and partly terraced and with a nice



bordering stream. **Electric coil heating with photovoltaic (electricity) + solar (hot water) panels et triple glazing. Charges (heating, including electricity, etc.): CHF 200/month approx.** Ideal home and area (Curio and Novaggio) also for large families, being well equipped with public transport (postal-bus and schoolchildren-bus), schools (kindergarten, elementary, middle school), infrastructure (restaurants, bars, shops, pharmacies, games-park, little ski slope, hockey rink, soccer fields, paths in the greenery and woods, etc.). Optional: ev. nice plot of land (approx. 960 sq.m) not suitable for building, available for free use: currently consisting of grove and ornamental plants, with internal path and nice bordering stream. **Ideal for those who want to live in the midst of nature but at the same time with all amenities close by.** Possible purchase with Rent to Buy formula through specialized company with down payment of approx. 5 %.

Property detail

Code: D2301 (P)

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Curio

ZIP: 6986

Price: 850,000 CHF

Total Sqm: 170 sq.m

Bedrooms: 4

Bathrooms: 3

Rooms: 5

Features

Fireplace	Guest Bathroom	Window shutters
Tiles	Solar panels (warm water)	Bathroom with Bathtub
Photovoltaic panels (electricity)	Sun Awnings	Pergola
Bathroom with Shower	MAIN RESIDENCE	Laundry
Winter Garden	Garden	

Nearby

Banks	Spa	Football Fields
Sport Centers	Bike Lanes	Childrens playgrounds
Kindergarten	Elementary Schools	Middle Schools
Bar / Restaurants	Post Offices	Shopping Centers
Municipal Offices		



