

## 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		







