

House For Sale in Comano



300 mq | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6

In the hilly area of the core of Comano, we are selling a charming **6.5-room typical TICINO HOUSE** dating back to 1920 and 100% renovated in the years 1992/1993. The house, which is located just 10 minutes by car from Lugano, which can also be reached by public transport 200 meters away, is well maintained and is in excellent condition, thanks to the continuous maintenance and improvements carried out over the years up to Today. On the **street level** is the entrance to the house and the **garage for one car** with direct access to the house. The property has a **total area of approx. 300 m2** and an **internal gross useful area of approx. 192 m2**, distributed as follows: **Ground Floor:** Large entrance hall-stairs, large laundry room with access to the garage, beautiful grotto with kitchen, fireplace and large terrace (above the garage), bathroom, heating room (gas with radiators on the ground floor and coils on the 1st and 2nd floor), utility room, wine cellar. **1st Floor:** Stairs with access to a rear balcony overlooking the greenery. Night hall and corridor with built-in wardrobes, 2 bedrooms, bathroom-toilet-shower-window, double bedroom with balcony and master bathroom with double sink, shower, separate toilet with window. **2nd Floor:** large living-dining room with fireplace and high ceilings with exposed beams and stone inserts in the walls, kitchen, beautiful wooden



mezzanine with custom-made bookcase, service bathroom with window and built-in wardrobe. From the living room you can enjoy a **beautiful panoramic and lake view**. Aluminum-PVC double glazed windows, "terracotta" floors in the living area, kitchen and stairs, parquet in the bedrooms, tiles in the bathrooms, laundry room and grotto. Heating, electricity, etc. costs: CHF 350.-/month approx. Further rentable parking spaces at approx. Chf 100.-/month in the nearby municipal car park.

Property detail

Code: D2321

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Comano

ZIP: 6949

Price: 1,400,000 CHF

Total Sqm: 300 sq.m

Bedrooms: 3

Bathrooms: 4

Rooms: 6

Features

Fireplace	Parquet	Guest Bathroom
Window shutters	Tiles	Sun Awnings
Wardrobe	Grotto	Bathroom with Shower
MAIN RESIDENCE	Laundry	Storage-Utility room

Nearby

Football Fields	Sport Centers	Childrens playgrounds
Kindergarten	Elementary Schools	Bar / Restaurants
Post Offices	Municipal Offices	



