

## Apartment For Sale in Lugano



**58 mq | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2**

In the historic core of Viganello (municipality of Lugano), we sell a nice **2,5 rooms APARTMENT of approx. 55 sqm + 3 sqm balcony**, on the 2nd floor of a house completely renovated in 2015. Both **PRIMARY** and **SECONDARY residence**. The area is central but very quiet, 50 meters from the main road where the city bus stop is also located. Nearby there are also all the main services and infrastructures (shops, supermarkets, post office, bar-restaurants, schools, etc.). On the ground floor there is the main entrance to the building where there are also the cellars and the technical room with gas heating (distribution with coils). The apartment is composed as follows: Entrance, living room with balcony, dining area with open kitchen, double bedroom, shower-toilet with corner for washer-dryer column; private cellar on the ground floor. Ceiling with exposed beams and lighting with spots and LEDs. Sliding doors in both bathroom and bedroom. Induction cooker. Aluminum windows with triple glazing. The condominium expenses are very low (approx. Chf 145.-/month). **Existing mortgage with a very favorable rate that you can possibly take back.** The apartment does not have its own parking space, but on both sides of the core there are numerous parking spaces in the blue zone, **or the possibility to rent an indoor parking in a nearby building for Chf 140.-**



**/month.** The apartment is rented out producing a decent income, so it can also be purchased as an investment.

### Property detail

<b>Code:</b> D2336-3	<b>Contratto:</b> FOR SALE
<b>Type:</b> Apartment	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Lugano
<b>ZIP:</b> 6962	<b>Price:</b> 450,000 CHF
<b>Total Sqm:</b> 58 sq.m	<b>Bedrooms:</b> 1
<b>Bathrooms:</b> 1	<b>Rooms:</b> 2

### Features

Window shutters	Tiles	HOLIDAY RESIDENCE
Bathroom with Shower	MAIN RESIDENCE	Laundry

### Nearby

Banks	Football Fields	Sport Centers
Bike Lanes	Childrens playgrounds	Public Transport





