

## House For Sale in Bioggio



**240 mq | Bathrooms: 1 | Bedrooms: 4 | Rooms: 5**

On the **hill of Bioggio** with an **open view of the valley, the LAKE and the surrounding mountains**, we are selling **5.5-room a typical TICINO HOUSE to be renovated**, both as a primary and **SECONDARY RESIDENCE**, located on a secondary road in the middle of the vineyards, in a very quiet and sunny location, only 5 minutes by car from all the main services, shops and infrastructures. **Very favorable tax multiplier at 65 %**. The main entrance is on the street level (ground floor level) and is accessed via a beautiful pergola. The secondary entrance is located on the garden level (cellar level) with both pedestrian and vehicular access. The house is composed as follows: **Raised Ground Floor (+1), approx. 60 gross sqm**: entrance hall-corridor with staircase to the cellar floor, eat-in kitchen with fireplace, living-dining room with fireplace, staircase to the first floor. **First Floor (+2) approx. 60 gross sqm**: hall, 2 communicating bedrooms, bedroom-studio with staircase to the attic floor. **Attic Floor (+3) approx. 60 gross sqm**: large high attic floor with stupendous panoramic/lake view and isolated roof, currently in its raw state but convertible into a living space. **Basement Cellar Floor (0) approx. 60 gross sqm**: hall with staircase to the raised ground floor, shower-toilet, storeroom with boiler, large cellar room. Outside we find the partly flat and partly



terraced garden with lawn, stream and the woods. **3-4 external parking spaces. Total land area 1,108 square meters.**

### Property detail

<b>Code:</b> D2341-9	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Bioggio
<b>ZIP:</b> 6934	<b>Price:</b> 580,000 CHF
<b>Total Sqm:</b> 240 sq.m	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 1	<b>Rooms:</b> 5

### Features

Fireplace	RASI (electricity certification)	Window shutters
Pergola	HOLIDAY RESIDENCE	Bathroom with Shower
MAIN RESIDENCE	Storage-Utility room	

### Nearby

Banks	Football Fields	Sport Centers
Railway Station	Kindergarten	Elementary Schools
Middle Schools	Bar / Restaurants	







