

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

Code: D2341-9	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Lugano	Municipality: Bioggio
ZIP: 6934	Price: 425,000 CHF
Total Sqm: 240 sq.m	Bedrooms: 4
Bathrooms: 1	Rooms: 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	



