

House For Sale in Novaggio



292 mq | Bathrooms: 4 | Bedrooms: 4 | Rooms: 7

In **Novaggio**, in a very quiet and sunny residential area, we are selling a **HOUSE with 3,5-room apartments** in a traditional style, in a dominant position with a panoramic view of the Gulf of Caslano and the surrounding mountains up to Monte Rosa. **The house was renovated in 2017** and is in excellent condition, with beautiful interior finishes. The gross area is approx. 292 m² and the net habitable approx. 175 m² distributed as follows: **Ground Floor:** Entrance porch, generous entrance hall, technical room and laundry room, cellar, closet, stairs. External adjoining room with double glazing, with 2 naphtha tanks of 2000 litres/each (it is a former porch with fireplace that can eventually be transformed into a study). **Mezzanine Ground Floor - apartment 1:** hall-corridor, bedroom, shower-toilet with window, separate kitchen, living room, tavern-wintergarden with fireplace, heated and with exit to the garden. **1st Floor apartment 2:** entrance hall, guest bathroom with window, living-dining room with fireplace, beautiful panoramic covered terrace paved in granite, from which you can also access the garden via a comfortable staircase, separate kitchen with exit to the other covered terrace with awning, and to the garden. **2nd Floor:** entrance hall-corridor with built-in wardrobes, 1 double bedroom, shower-toilet with window, double bedroom with en suite



bathroom with tub, shower, window and skylight, mosquito nets. Aluminum windows with double glazing; nice plank parquet in most of the rooms; climate preparation in the living room and in the bedrooms; oil heating with radiators. Charges (heating, electricity, water, etc.): around CHF 500.-/month. Large terraced garden with ornamental plants, 2 car garage with automatic doors, 2 parking spaces in front of the garages and terrace above the garages with tool shed. The plot of land is 994 sqm and there is the possibility to extend the house or to build an other new house.

Property detail

Code: D2350-B

Contratto: FOR SALE

Type: House, Multifamily House-Villa, Villa

Region: Ticino

Province: Distretto di Lugano

Municipality: Novaggio

ZIP: 6986

Price: 1,350,000 CHF

Total Sqm: 292 sq.m

Bedrooms: 4

Bathrooms: 4

Rooms: 7

Features

| | | |
|----------------|-------------------------------|----------------------|
| Fireplace | Air-Conditioned | Parquet |
| Guest Bathroom | Window shutters | Mosquito net |
| Sun Awnings | Porch / Lounge | Wardrobe |
| skylight | Car forecourt | Bathroom with Shower |
| MAIN RESIDENCE | Bathroom with Bath and Shower | Laundry |
| Winter Garden | | |

Nearby

| | | |
|-------------------|--------------------|-----------------------|
| Banks | Football Fields | Sport Centers |
| Tennis Courts | Bike Lanes | Childrens playgrounds |
| Kindergarten | Elementary Schools | Middle Schools |
| Bar / Restaurants | Post Offices | Shopping Centers |
| Municipal Offices | | |



