

## 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 m<sup>2</sup> and the net habitable approx. 175 m<sup>2</sup> 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 square meters and there is the possibility of extending the 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		



