

## House For Sale in Novaggio



**200 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

In the center of **Novaggio**, also accessible by car, we sell **TICINO HOUSE** with 5.5 rooms and a total of 200 gross sqm, free on 3 sides. The house is located in a quiet position and close to the main services and infrastructures such as shops, pharmacy, doctor, bank, bar-restaurants, etc. and is about half an hour from the center of Lugano. The house is in an excellent state of maintenance and is divided as follows: **Ground floor:** main entrance with entrance hall (shared with another property), private entrance with large corridor with large windows and stairs, secondary entrance with staircase leading to on the lower floor with large private courtyard and small garden, large eat-in kitchen with beautiful fireplace, study accessible from both the kitchen and the corridor, bathroom with tub-toilet-window, beautiful bright living room with pellet stove and balcony overlooking the private courtyard. **First floor:** spacious hallway with large windows with open views, large wardrobe room, bathroom with toilet and window, large master bedroom with skylight, bedroom. **Lower floor:** large courtyard, parking for one car, small garden with vegetable corner, large storage room, porch with entrance to the 2 natural vaulted cellars. The heating on the ground floor is via a beautiful fireplace in the kitchen and pellet stove in the living room, while on the first floor with electric floor coils. **A very nice house**



**ready to be lived in, at an affordable price.**

### Property detail

<b>Code:</b> D2411	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Novaggio
<b>ZIP:</b> 6986	<b>Price:</b> 605,000 CHF
<b>Total Sqm:</b> 200 sq.m	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 5

### Features

Fireplace	Parquet	Guest Bathroom
Window shutters	Tiles	Bathroom with Bathtub
Wardrobe	Courtyard / Patio	MAIN RESIDENCE

### Nearby

Banks	Football Fields	Childrens playgrounds
Kindergarten	Elementary Schools	Bar / Restaurants
Post Offices	Shopping Centers	Municipal Offices







