

House For Sale in Monteggio



200 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4

We are selling an interesting **detached HOUSE** in excellent condition, **4.5 rooms with beautiful garden and swimming pool** in Monteggio (Municipality of Tresa) in the charming Malcantone, approx. 5 min. by car from Lake Lugano (Ceresio) and approx. 5 minute drive from Luino, on Lake Maggiore. The city of Lugano is approx. 15km. This property, which can also be purchased as a **SECONDARY RESIDENCE**, has a plot of **land of 930 sqm** and an internal surface area of approx. 200 gross sqm, as well as a beautiful porch of approx. 30 sqm and a garage of approx. 30 sqm. The house, built in the 1970s and completely renovated in 2013-2014, is in excellent condition and can also be expanded by approx. 100 sqm, as well as approx. another 30 sqm above the garage. The house is composed as follows: **Ground floor (approx. 137 sqm gross + porch approx. 30 sqm):** Entrance hall-stairs, open kitchen, bathroom with hydromassage tub and window, living room with exit to the porch, dining room with fireplace and exit to the garden, double bedroom, pantry room, laundry room, heating room (new oil burner and modern radiators). **1st floor (approx. 62 sqm but can be further expanded):** night hall-stairs, bathroom with shower, bidet and window, double bedroom, wardrobe (originally 2 bedrooms). Garage of approx. 30 sqm and large yard for approx. for



approx. 4-6 cars. Beautiful flat garden with swimming pool, outdoor shower, grill and stone table, tool shed. Energy costs: Naphtha approx. 3'000 litres/year and electricity approx. CHF 1'000/year. Municipal tax multiplier 85%.

Property detail

Code: D2416	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Lugano	Municipality: Monteggio
ZIP: 6998	Price: 1,080,000 CHF
Total Sqm: 200 sq.m	Bedrooms: 3
Bathrooms: 2	Rooms: 4

Features

Fireplace	Air-Conditioned	Parquet
Jacuzzi	Window shutters	Shutters
Tiles	Swimmingpool	Bathroom with Bathtub
Porch / Lounge	Stone table	Courtyard / Patio
HOLIDAY RESIDENCE	Food storage	Car forecourt
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

Nearby

Childrens playgrounds	Bar / Restaurants



