

House For Sale in Faido



260 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7

In the municipality of **FAIDO**, in the quiet locality of **LAVORGO**, we sell a **4.5-room single-family HOUSE** and a **2.5-room annex little house**, both to be renovated, currently as a **SECONDARY** but also possible as **PRIMARY residence**.

The large **LAND of 4,378 sqm**, of which **917 sqm** is **forest** and **3,461 sqm further buildable**, in fact according to the current building parameters (see excerpt from the municipal land use plan), it is potentially possible to build in total (including the current areas) up to approx. 4,153 m² gross living area (indicative information to be personally verified by those concerned).

Built between 1940 and 1950, renovated and amplified in 1971, **this house with annex little house (A)** offers a total living area of 260 sqm and a floor area of 180 sqm distributed as follows.

Ground floor: Entrance hall, bathroom with shower and window, kitchen, living room with fireplace, stairs, laundry room-heating room (electric).

First floor: hallway, 3 bedrooms, large bathroom with tub, bidet and window. Large attic floor. **The annex** consists of a living room, kitchenette, bathroom with tub and window, bedroom, wine cellar.

One of the main attractions of this house is its large flat garden with a part of the woods, a rustic



(storage/stable) (B), woodshed (C), pergola, granite table and benches. At the beginning of the avenue that leads to the house there are **6 garages (E)** and, in front of the house, there is space to park several other cars.

This house represents an excellent opportunity for those looking for a spacious, comfortable housing solution in a quiet area, ideal for enjoying the beauty of the mountains and surrounding nature.

Do not hesitate to contact us for more information or to organize a visit !

Property detail

Code: D2422

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Leventina

Municipality: Faido

ZIP: 6746

Price: 790,000 CHF

Total Sqm: 260 sq.m

Bedrooms: 4

Bathrooms: 3

Rooms: 7

Features

Fireplace

Parquet

Window shutters

Tiles

Bathroom with Bathtub

Pergola

HOLIDAY RESIDENCE

Bidet

Bathroom with Shower

MAIN RESIDENCE

Nearby

Banks

Football Fields

Bike Lanes

Childrens playgrounds

Railway Station

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices



