

House For Sale in Campione D'italia



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

Spacious contiguous HOUSE of 7.5 rooms, 200 sqm, on a hill with spectacular **LAKE VIEW** on the Lake of Lugano. CAMPIONE, which from 2020 will be a FREE AREA ! like Livigno and interesting as FISCAL PLACE for the Residents ! is also easily accessible by public transport, in fact, in front of the house regularly passes the bus that takes you to the center of Lugano. This House that can be purchased either as a PRIMARY or HOLIDAY RESIDENCE, is currently used as a one-family home but with a few changes it can be converted into a two-family house with 2 apartments. UPPER FLOOR: entrance-stairs-hall; large living/dining room with marble floors, open kitchen and nice roof terrace of approx. 17 sqm with awning; mezzanine overlooking the living room; toilet with window; 2 bedrooms; bathroom (bath-wc-double basin-window). LOWER FLOOR: entrance-stairs-hall; large livingroom exploitable as living/diningroom with kitchen and exit to the beautiful panoramic terrace of 20 sqm and garden terrace; bathroom (shower-wc-sink); 2 rooms with windows, exploitable as bedrooms; technical room. 1 covered parking of property, also other park place in the forecourt. This House, which has just been partially renewed, is part of this interesting residence built in 1975 ca. and composed of just 8 units. Heating: electric-coins. Condominium expenses (administration, heating,



maintenance, etc.): Chf 625.-/month approx.

Property detail

Code: D2426

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Campione d'Italia

ZIP: 6911

Price: 600,000 CHF

Total Sqm: 200 sq.m

Bedrooms: 4

Bathrooms: 3

Rooms: 7

Features

Optical Fiber	Hobby room	Guest Bathroom
Tiles	Marble floor	Solar panels (warm water)
Bathroom with Bathtub	Mosquito net	Sun Awnings
Mezzanine	Grotto	additional room
Minergie	HOLIDAY RESIDENCE	MAIN RESIDENCE

Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes
Childrens playgrounds	Railway Station	Public Transport
Elementary Schools	Middle Schools	High Schools
Bar / Restaurants	Post Offices	Shopping Centers



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