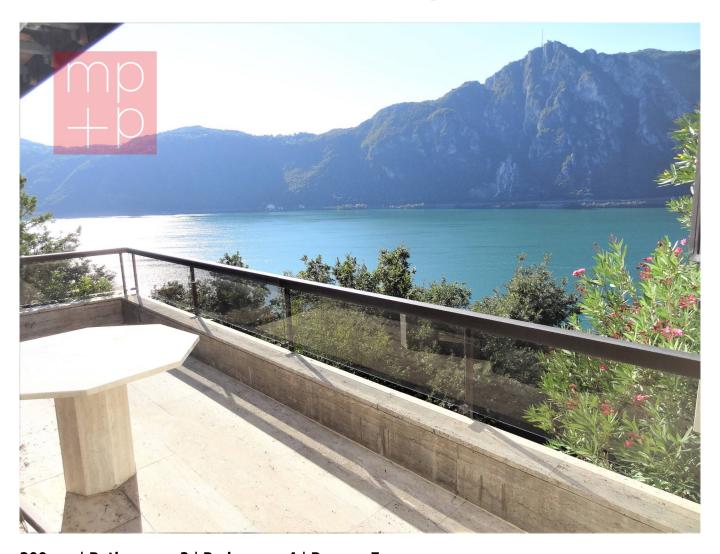


## House For Sale in Campione D'italia



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 is a FREE AREA! like Livigno and interessant 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**

| <b>Code</b> : D2426 | <b>Contratto</b> : 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 |









