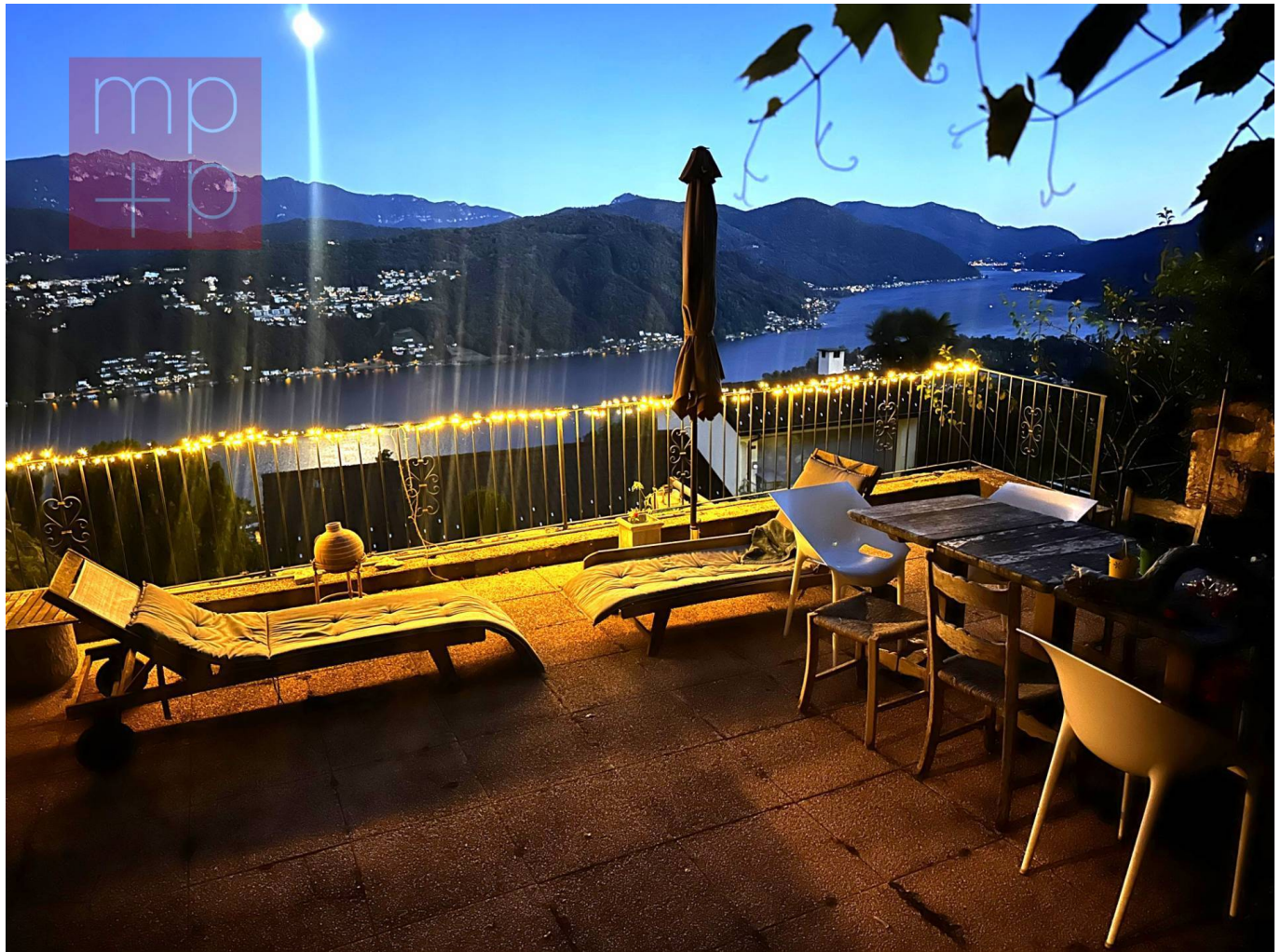


House For Sale in Vernate



380 mq | Bathrooms: 5 | Bedrooms: 8 | Rooms: 18

In **VERNATE**, in the charming historic center, with a **wonderful panoramic view and the LAKE**, we sell a **charming TICINO HOUSE of approx. 18 habitable rooms**, overlooking the valley and the lake, with a **total surface area of approx. 380 m2, of which approx. 308 m2 habitable**. The house is made up of three apartments (one served by a **Lift**), a **large panoramic terrace of approx. 40 m2** and a terraced garden with a part used as a vegetable garden. If desired, two passages can be opened between 2 apartments (on the first and second floor) so that the **Lift** can serve them both. Between 2015 and 2018 it was renovated maintaining the typical rustic Ticino style with stone inserts, exposed wooden beams and other features that make this house very charming and original. It is in good condition and the spaces are divided as follows.

Basement: 2-room apartment consisting of entrance hall, kitchen-dining room, shower-toilet, bedroom. Utility room-laundry room with exit to the outside towards the terrace, pellet storage room.

13-room apartment: Ground floor: entrance from the rear alley: large entrance hall, large room with fireplace, anteroom and 2 toilets. **Side entrance:** hall-corridor, bedroom, large bathroom with tub and shower, eat-in kitchen with fireplace and exit to the terrace. **First floor:** Living room with



balcony, stairs to the mezzanine and to the attic floor, 2 bedrooms, 2 other rooms. **Second attic floor:** open mezzanine area and study, small room, shower-toilet, study.

3-room apartment renovated and MINERGIE certified: **Lift** on the ground floor leading to the upper floors, internal staircase. **First floor:** large living room with kitchen, shower-toilet, staircase. Second floor: corridor, two bedrooms, balcony. The property is completed by a large vaulted cellar with original stone flooring.

The house also has a **small garden of approx. 64 sqm.**

Pellet heating with distribution via radiators in the main building and floor coils in the secondary Minergie building.

There are plenty of free parking spaces available thanks to the 3 public parking spaces in the immediate vicinity of the house. The property can easily be joined to form one large home, with the **Lift** that can serve each floor or it can be divided into 2 separate and generous units. **Contact us for more information and to book a viewing!**

Property detail

Code: D2434	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Lugano	Municipality: Vernate
ZIP: 6992	Price: 1,750,000 CHF
Total Sqm: 380 sq.m	Bedrooms: 8
Bathrooms: 5	Rooms: 18

Features

Hobby room	Fireplace	Parquet
Window shutters	Tiles	Habitable Mansard
additional room	Bathroom with Shower	MAIN RESIDENCE
Bathroom with Bath and Shower	Laundry	

Nearby

Football Fields	Kindergarten	Elementary Schools
Bar / Restaurants	Municipal Offices	



