

## Villa For Sale in Morbio Inferiore



**525 mq | Bathrooms: 5 | Bedrooms: 5 | Rooms: 10**

In **Morbio Inferiore**, in a beautiful residential area on a dominant hill, very quiet and sunny until late in the evening, we are selling a **typical elegant 10.5-room 70s VILLA to be renovated**, also as a **SECONDARY RESIDENCE**, with a **total gross surface area of approx. 525 sqm and approx. 410 sqm of gross living area**. The property is located on a dead-end street and enjoys a **wonderful panoramic view of the vineyards and the valley**. At street level there is a beautiful gated courtyard where several cars can be parked, a double garage connected internally and the main entrance to the villa.

**Upper floor:** Generous entrance hall with large staircase leading to the ground floor (living area). The sleeping area is divided into 3 parts: master area consisting of hallway with built-in wardrobes, double bedroom with en suite bathroom with window. The central area with 2 bedrooms and a bathroom with window and another area consisting of bedroom, bathroom with window, large bedroom-living room, room with balcony, corridor with access to the garage, from where a side staircase leads to an additional hobby attic room with window.

**Lower floor:** entrance hall with built-in wardrobes, guest bathroom with window, very large living



room with dining area and sitting area with beautiful fireplace with granite inserts, exit to the garden with panoramic view and beautiful porch, separate kitchen, dining room with exit to the other porch from which you can go down to a terrace-solarium, entrance hall with stairs to the cellar floor, balcony, pantry, laundry room, heating room, sauna with shower.

**Basement floor:** entrance hall, wine cellar, cellar-shelter, bathroom, beautiful grotto with fireplace and bar counter and exit to the garden, kitchen, storage room, woodshed. The **plot of land is 1'117 sqm** consisting of the garden on the lower floor (ground floor) and then below a terraced part with storage room and the rest of the garden (possibly ideal for a small vineyard). **The property is very spacious and well distributed, ideal for accommodating a large family.**

### Property detail

**Code:** D2438

**Contratto:** FOR SALE

**Type:** Villa

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Morbio Inferiore

**ZIP:** 6834

**Price:** 1,350,000 CHF

**Total Sqm:** 525 sq.m

**Bedrooms:** 5

**Bathrooms:** 5

**Rooms:** 10

### Features

Fireplace	Parquet	Guest Bathroom
Shutters	Tiles	Bathroom with Bathtub
Grotto	Food storage	Bidet
Bathroom with Shower	MAIN RESIDENCE	Bathroom with Bath and Shower
Laundry	Storage-Utility room	

### Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Childrens playgrounds	Kindergarten
Elementary Schools	Middle Schools	Bar / Restaurants
Post Offices	Shopping Centers	Municipal Offices





