

House For Sale in Curio



200 mq | Bathrooms: 3 | Bedrooms: 5 | Rooms: 6

In **Curio**, a pretty village in the charming **Malcantone** region, in a quiet and sunny area, approx. 20 minutes by car from the entrance to **Lugano** (approx. 14 km) and 5 minutes by bus/car from Novaggio, where all services, shops and infrastructures are to be found, we are selling a spacious contiguous **HOUSE of 6.5 rooms and approx. 200 sqm**, also as **SECONDARY RESIDENCE !** Built in 1990, it is in good condition thanks to regular maintenance carried out over time. This year the facades have also been repainted. On the ground floor there are 2 garages, 2 parking spaces in front of the garages, a storage room and the stairs that lead to the entrance of the house along the terraced garden. **Entrance Floor (0.):** entrance hall with wardrobe, large bedroom/office, utility room and laundry room, cellar. **1. Floor:** hall with built-in wardrobes, guest bathroom, bedroom/office with exit to the garden, american-kitchen with large dining area and exit to the garden with pergola with granite table and benches, living room with fireplace and exit to the porch with grill and awning, and garden. **2. Floor:** hall-corridor, bathroom (bathtub, double sink, toilet and window), 2 bedrooms, double bedroom, bathroom (shower, sink, toilet and window), attic. The heating is electric and the **total electricity consumption** is approx. **Chf 200.-/monthly** (average). The windows are in PVC



with triple glazing, ensuring excellent thermal and acoustic insulation, the shutters are in aluminum. The **plot**, measuring **493 sqm**, has a beautiful terraced garden on 2 flats and one little sloping level. The **south-west exposure** guarantees good brightness and **excellent exposure to the sun** even in winter. Kindergarten, primary and secondary schools, reachable in about 10 minutes on foot or by school bus. **In short, this house for sale in Curio is an excellent opportunity for those looking for a spacious and well-kept housing solution. Call now for more information and to book a viewing !**

Property detail

Code: D2449 **Contratto:** FOR SALE

Type: House **Region:** Ticino

Province: Distretto di Lugano **Municipality:** Curio

ZIP: 6986 **Price:** 795,000 CHF

Total Sqm: 200 sq.m **Bedrooms:** 5

Bathrooms: 3 **Rooms:** 6

Features

Fireplace	Parquet	Guest Bathroom
Window shutters	Tiles	Bathroom with Bathtub
Sun Awnings	Porch / Lounge	Grill / Barbecue
Wardrobe	HOLIDAY RESIDENCE	Bathroom with Shower
MAIN RESIDENCE	Laundry	

Nearby

Bar / Restaurants



