

## House For Sale in Vernate



**390 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6**

In **Vernate**, in a beautiful hilly residential area, **with a splendid open view and lake**, we sell a **spacious 6.5-room HOUSE**, a few minutes by car from **Agno and Bioggio** and approx. **10-15 minutes from Lugano** and the motorway access. The property is spread over 3 levels. At street level we find an access square with 2-3 parking spaces, large garage for 1 car and the main entrance to the house. The total gross surface area is approx. 390 m<sup>2</sup> of which approx. 170 m<sup>2</sup> net habitable and the spaces are divided as follows: **Entrance floor 2P:** Large entrance hall-wardrobe and stairs, corridor, toilet, closet, kitchen with pantry, large living-dining room of 50 m<sup>2</sup>, air-conditioned, with fireplace and large panoramic balcony with **lake view**. **1. Lower floor:** hall and corridor, 3 bedrooms with exit to a large balcony, toilet, bathroom with tub-shower-window, laundry room. Access to a small greenhouse from which you exit onto the large terrace on the ground floor and the garden, 7,000-litre tank room. The heating is oil-fired with distribution via radiators. **G. Floor-basement:** also accessible via an external staircase from the courtyard to the 2nd floor: large semi-covered terrace, entrance-corridor, bedroom-study, another available room, shower, toilet, boiler room and water heater. Terraced garden partly also paved in granite with a small swimming pool now in disuse,



pergola, storage room, small house with an old washhouse with spring water (not drinkable). Over the years, various improvement works have been carried out (double-glazed wooden windows, kitchen, garage door motor, boiler, heating room, electric awning, bathroom, etc.). The internal finishes need to be modernised to bring the house up to current standards. **An excellent solution for those who want a spacious house with large balconies, garden and a beautiful panoramic view.**

### Property detail

**Code:** D2503 (P)

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Vernate

**ZIP:** 6992

**Price:** 1,340,000 CHF

**Total Sqm:** 390 sq.m

**Bedrooms:** 3

**Bathrooms:** 3

**Rooms:** 6

### Features

Fireplace	Air-Conditioned	Parquet
Guest Bathroom	Tiles	Swimmingpool
Understairs	Sun Awnings	Pergola
additional room	Food storage	Car forecourt
MAIN RESIDENCE	Bathroom with Bath and Shower	Laundry

### Nearby

Football Fields	Kindergarten	Elementary Schools
Bar / Restaurants	Municipal Offices	





