

## Penthouse / Attic For Sale in Ponte Tresa



**99 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3**

We sell in **Ponte Tresa (CH) 3.5-room PENTHOUSE with terrace, garden and open view**, located in a quiet and sunny residential area, low traffic street, a few minutes from the Lugano train station. Ponte Tresa and the border, approx. 20 min. drive from Lugano. The apartment is on the second and top floor, has a **net area of approx. 75 sqm + 22 sqm covered terraces and 65 sqm of garden**. Commercial surface of 99 sqm: 75 sqm + 11 sqm (50 % terrace) + 13 sqm (20 % garden). The building of modern and pleasant architecture is composed of 6 apartments. At street level we find garage, cellars, technical rooms and common laundry, lift, while the other 3 floors consist of 2 apartments each. **The apartment is directly accessible by lift from the garage** or via an external staircase to the building and is divided as follows: Direct lift with armored door and entrance hall, large living-dining room with open kitchen and large terrace with open and partial lake view, corridor, 1 children's bedroom, bathroom with shower-toilet, master bedroom with bathroom with tub, window and washer-dryer column, exit to the private garden. The property includes 2 parking spaces in the garage (nr. 7 and 8) at Chf 30'000.- each and a cellar (nr. 4) of 8 square meters directly behind the parking lots, public parking spaces with a blue zone in front of the building. **An**



**excellent investment. Contact us for more information and to book a visit!**

### Property detail

**Code:** D2505-A5

**Contratto:** FOR SALE

**Type:** Penthouse / Attic

**Region:** Ticino

**Province:** Distretto di Lugano

**Municipality:** Ponte Tresa

**ZIP:** 6988

**Price:** 590,000 CHF

**Total Sqm:** 99 sq.m

**Bedrooms:** 2

**Bathrooms:** 2

**Rooms:** 3

### Features

Shutters	Tiles	Bathroom with Bathtub
Wardrobe	Bidet	Bathroom with Shower
Heat pump	MAIN RESIDENCE	

### Nearby

Banks	Football Fields	Tennis Courts
Childrens playgrounds	Railway Station	Kindergarten
Elementary Schools	Bar / Restaurants	





