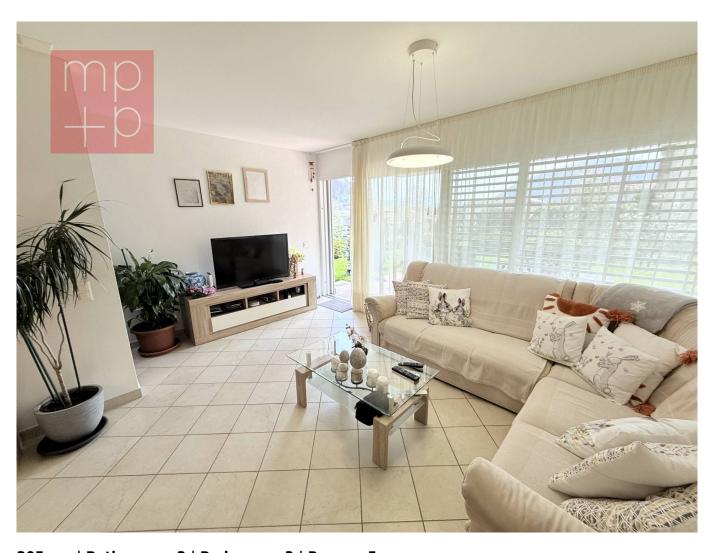


## House For Sale in Mezzovico-vira



205 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

In **Mezzovico**, a municipality with a low tax multiplier (60%), in a rather quiet and sunny residential area, close to the main services, we sell a splendid **HOUSE with 4.5 rooms + hobby room**, with a beautiful garden, garage for 1 car and 2 outdoor parking spaces. Also as **secondary residence**. The house is part of a group of 10 homes joined in pairs only by the garage, it was **built in 2010**, has a **total gross surface area of approx. 205 sqm** and **approx. 130 sqm habitable.** The house is in perfect condition, with good internal finishes, the spaces are bright and well distributed. **Ground Floor:** Main entrance with entrance hall, hydromassage shower with toilet and window, living-dining room with open kitchen and exit to the covered terrace and the garden. Beautiful steel and glass staircase leading to the **First Floor:** corridor with hallway, 2 double bedrooms, a children's bedroom, generous bathroom with hydromassage tub, bidet and window. **Basement:** heated except for the cellar: corridor, large cellar, heat pump room and laundry room, understairs, large hobby room. The beautiful garden that surrounds the house on three sides, includes flowers and ornamental plants, a part used as a vegetable garden, has a lighting system with sensors and an automatic irrigation system. The garage has an electric door and a door that leads directly to the garden where there is



also a convenient storage room for tools. The heating is with a heat pump and distribution via coils. PVC windows with double glazing, alarm system, electric shutters in the living room. In co-ownership for 1/10 there is a guest parking for 2-3 cars at the beginning of the secondary road. **Do not miss** the opportunity to purchase this splendid house, ideal for those looking for a modern, comfortable solution with an excellent location. Contact us for a visit!

## **Property detail**

<b>Code</b> : D2518	Contratto: FOR SALE	
Type: House	<b>Region</b> : Ticino	
Province: Distretto di Lugano	Municipality: Mezzovico-Vira	
<b>ZIP</b> : 6805	<b>Price</b> : 1,050,000 CHF	
Total Sqm: 205 sq.m	Bedrooms: 3	
Bathrooms: 2	Rooms: 5	

## **Features**

Hobby room	Shutters	Tiles
Bathroom with Bathtub	HOLIDAY RESIDENCE	Automatic irrigation
Outdoor Garden lighting	Bidet	Bathroom with Shower
Heat pomp	MAIN RESIDENCE	Laundry

## Nearby

Football Fields	Childrens playgrounds	Kindergarten
Elementary Schools	Bar / Restaurants	Post Offices
Shopping Centers	Municipal Offices	



















