

## House For Sale in Miglieglia



**265 mq | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6**

In **Miglieglia**, in the **municipality of Lema**, a beautiful characteristic village of Malcantone, we sell a **spacious detached HOUSE of 6.5 rooms with panoramic view and garden**, located just outside the center, in a quiet and sunny residential area. The house was built in 2010 and is in excellent condition. Vehicle and pedestrian access to the house is possible from both the upper and lower part of the road, where there are 2 parking spaces both above and below. The habitable surface area is approx. **200 sqm. Ground Floor:** Living room with open kitchen with peninsula, wood stove and exit to the fenced garden, shower-toilet with ventilation, available room/cellar (possibly office-studio), technical room with heat pump and laundry, hallway with stairs to the 1st floor. **1st Floor:** main entrance with hall, 3 bedrooms (one currently used as a wardrobe) all with exit to the beautiful covered panoramic balcony, bathroom with tub and window, stairs to the 2nd attic floor. **2nd Floor:** Large attic room on the entire floor with exposed beam ceiling, pellet stove + radiators. House with double glazed PVC windows, heat pump with floor coils, photovoltaic panels, alarm system. Beautiful flat **garden** completely fenced, with partially paved area, grill and metal staircase to go down to the parking spaces at the side of the road. 2 parking spaces in the lower road of the house and 2 parking



spaces in the upper part. Monthly electricity costs including heating approx. Chf 250. **A quality house in a dominant position. Do not hesitate to contact us to arrange a viewing !**

### Property detail

<b>Code:</b> D2520	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Miglieglia
<b>ZIP:</b> 6986	<b>Price:</b> 895,000 CHF
<b>Total Sqm:</b> 265 sq.m	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 2	<b>Rooms:</b> 6

### Features

Fireplace	Parquet	Shutters
Tiles	Bathroom with Bathtub	Photovoltaic panels (electricity)
Grill / Barbecue	Habitable Mansard	Bathroom with Shower
MAIN RESIDENCE	Laundry	

### Nearby

Sport Centers	Bar / Restaurants





