

House For Sale in Alto Malcantone



240 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 7

In the village of **Breno**, a municipality in **Alto Malcantone**, on the edge of the historic center, we sell an interesting **single-two-family house with 4.5 rooms + a large 2.5 rooms**, free on 3 sides, with a **beautiful garden** and a rustic porch. One of the 2 apartments can also be habitable as a **SECONDARY RESIDENCE**. The gross living area is approx. 240 sqm, of which the **net living area is approx. 200 sqm**, divided as follows: **Upper Floor - 4.5-room duplex apartment**, recently renovated: independent upper entrance with wardrobes, large living-dining room with American kitchen (renovated), double bedroom with small balcony, bathroom (new) with shower, toilet and washing machine connection, stairs to the **Attic Floor** with large and bright bedroom with large panoramic window, toilet, studio-room with skylights. **Lower Floor - 2.5 room apartment**: accessible both internally from the upper floor and externally from the street below: terrace with entrance porch, entrance hall with built-in wardrobes, bathroom with tub, double bedroom with exit to the terrace and garden, living-dining room with open kitchen and exit to the front terrace and garden, hallway with exit to the garden and internal staircase to the upper floor and the cellar floor. **Cellar Floor**: hallway, understairs, large utility room (heat pump + 2 boilers) and laundry-cellar, crawl



space. Heating is via coils on the ground floor and 1st floor and in the attic it is with radiators. The house is overall in good condition. Beautiful flat garden, fenced with stone walls, with terraced area and rustic porch. Total land of 348 m2. Just above the house, not far away, there is the large public car park of the church where there are numerous free parking spaces, as well as various other public parking spaces in the immediate vicinity. Ideal as a large single or two-family home. **A beautiful property in a quiet area. Call now to book a viewing!**

Property detail

Code: D2533	Contratto: FOR SALE
Type: House, Multifamily House-Villa, Villa	Region: Ticino
Province: Distretto di Lugano	Municipality: Alto Malcantone
ZIP: 6937	Price: 835,000 CHF
Total Sqm: 240 sq.m	Bedrooms: 4
Bathrooms: 3	Rooms: 7

Features

Guest Bathroom	Tiles	Bathroom with Bathtub
Porch / Lounge	Wardrobe	MAIN RESIDENCE
Laundry		

Nearby

Bar / Restaurants	Shopping Centers



