

## House For Sale in Lugano



**84 mq | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3**

In **Dino-Sonvico**, municipality of **Lugano**, in a very quiet and sunny residential area, we sell a **lovely 3.5-room terraced house**, also as a **SECONDARY RESIDENCE**. The house is part of block A, consisting of 4 units, and the block B separated by a square consists of 2 units. The city of Lugano is about 10 minutes away by car or bus. The neighboring Cadro district has various services such as a bank, pharmacy, doctor, shops, tennis courts, restaurants, etc. The house, compact in size and simple in layout, has a total surface area of approx. 84 sqm, of which approx. 61 sqm are habitable. The house has two possible entrances, one at the front and the other at the back. **Raised floor (0):** 2 entrances, one from the kitchen-dining room and the other from the living room via the terrace. A steel staircase leads to the **first floor (1)** consisting of a bedroom and bathroom with shower and bidet, stairs to the **attic (2)** consisting of a single bedroom, very bright as it has a skylight in addition to the window. In the **basement (-1)** there is a garage for one car and a laundry room. An additional external parking space in front of the garage and a cellar in block B complete the property. The floors of the house are slate, aluminum windows with double glazing and the heating is diesel with floor



coils. **Possibility of purchasing as an investment to be used for short-term rentals (like airbnb) or an ideal home for a young couple!**

### Property detail

<b>Code:</b> D2535-4	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Lugano	<b>Municipality:</b> Lugano
<b>ZIP:</b> 6967	<b>Price:</b> 450,000 CHF
<b>Total Sqm:</b> 84 sq.m	<b>Bedrooms:</b> 2
<b>Bathrooms:</b> 1	<b>Rooms:</b> 3

### Features

Tiles	Bidet	Bathroom with Shower
MAIN RESIDENCE	Laundry	

### Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Childrens playgrounds	





