

House For Sale in Melano



195 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In Melano, in a residential area convenient to all amenities, we are selling a **modern 4.5-room semi-detached HOUSE with a hobby room and GARDEN**. The property is accessed via an electric gate leading to a courtyard with parking for four cars (two for one house and two for the other), as well as a small shed for tools or bikes. The property for sale is **HOUSE "A"**. **Ground Floor:** entrance hall with built-in wardrobe, guest bathroom with window, living/dining room with fireplace, access to the garden with a mini-pool and shower, separate kitchen with access to the terrace with an electric bioclimatic pergola and the garden. **First Floor:** Hallway with built-in wardrobe, two bedrooms, bathroom with tub and window, master bedroom with shower, bidet, and window. **Second Floor:** corridor leading to a large roof terrace. **Basement Level:** Heated hobby room with a skylight, storage space under the stairs, and a large room shared with the other house, containing the heat pump (distributed via underfloor heating coils), boilers, and laundry room, each with its own washer-dryer column and its own meters for both water and electricity. The hobby room is pre-wired (with pipes and drainage) for a bathroom or kitchen. PVC windows with double glazing, electric shutters, and beautiful parquet floors throughout. The road leading to the house is a dead-end road that leads



to a small driveway leading to the house. Numerous parking spaces are nearby. Schools, kindergartens, and supermarkets are just a few hundred meters from the house. **A modern and comfortable living solution in a well-served area, ideal for a family. Call now to schedule a viewing !**

Property detail

Code: D2559 **Contratto:** FOR SALE

Type: House **Region:** Ticino

Province: Distretto di Lugano **Municipality:** Melano

ZIP: 6818 **Price:** 930,000 CHF

Total Sqm: 195 sq.m **Bedrooms:** 3

Bathrooms: 3 **Rooms:** 4

Features

Hobby room	Fireplace	Guest Bathroom
Shutters	Wardrobe	Bidet
Bathroom with Shower	Heat pump	MAIN RESIDENCE
Laundry		

Nearby

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



