

House For Sale in Novaggio



215 mq | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

In **Novaggio**, a charming village in Malcantone, we are selling a **6.5-room HOUSE (D) with a gross floor area of 215 sqm and a large terrace and garden**. It is located in a very sunny, hilly residential area with **beautiful panoramic views**, approximately **15-20 minutes' drive from Lugano**. The municipality of Novaggio has all the main amenities (schools, bank, shops, bars, restaurants, etc.). This house, part of a group of four houses and a building with two apartments, is divided as follows: **Ground floor:** entrance hall, hallway, stairs, large hobby room (formerly a laundry room) with large windows, heating, and access to the private garden, utility room with heat pump, laundry room, and provision for a bathroom. **First floor:** entrance hall, stairs, cloakroom, toilet, large living/dining room with open-plan kitchen and access to the covered terrace, and another large open terrace, pantry. **Second floor:** entrance hall, double bedroom with ensuite bathroom with shower and window, 2 bedrooms, study/bedroom, and bathroom with shower and window. The property includes a private fenced garden, **1 garage parking space, and 1 outdoor parking space included in the price**. This home is energy efficient thanks to its modern air-to-water heat pump heating and cooling system and photovoltaic panels. **The house is strategically located, not far from the town center yet immersed in a quiet setting. Call now for a viewing!**



Property detail

Code: D2575-D

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Novaggio

ZIP: 6986

Price: 925,000 CHF

Total Sqm: 215 sq.m

Bedrooms: 4

Bathrooms: 3

Rooms: 6

Features

Optical Fiber

Hobby room

Guest Bathroom

Shutters

Tiles

Solar panels (warm water)

Photovoltaic panels (electricity)

additional room

Food storage

kylight

Bathroom with Shower

MAIN RESIDENCE

Nearby

Banks

Football Fields

Sport Centers

Bike Lanes

Childrens playgrounds

Kindergarten

Elementary Schools

Middle Schools

Bar / Restaurants

Post Offices

Shopping Centers

Municipal Offices



