

## House For Sale in Bellinzona



**300 mq | Bathrooms: 3 | Bedrooms: 5 | Rooms: 7**

In **Giubiasco**, in the Pedevilla area, a quiet and sunny location, we are selling a property comprising a **5.5-room main house with a garden and a 2.5-room outbuilding with a small courtyard terrace**.

The property features an electric gated entrance courtyard with parking for 3-4 cars, one with an electric charging station, a pergola, and a storage room. The house boasts a large courtyard with granite tables and benches, a fenced garden, and is divided as follows:

**Ground floor:** Main entrance, hallway/staircase, laundry room and gas heating, large heated storage room with separate entrance from the courtyard, small storage room, and wine cellar.

**First floor:** Hallway/staircase, large air-conditioned living/dining room with veranda and open views, pellet stove, open-plan kitchen with island, hallway, large air-conditioned bedroom with high ceilings and exposed beams, bathroom with shower and window. The house was renovated in 1985, and this floor was further renovated and expanded in 2015 (kitchen, bathroom, windows, floors, etc.).

**2nd floor:** Hall and spiral staircase to the attic (insulated and paneled) with skylight, bathroom with tub, bidet, and window, 2 bedrooms. Gas heating with underfloor heating serves both houses, but



with separate meters. Solar panels for hot water and photovoltaic panels are also installed. The **annex house**, accessible from both the courtyard and the road, is laid out as follows:  
**Ground floor:** Courtyard with flowerbed, main entrance, entrance hall, bathroom with tub and window, bedroom, stairs to the first floor (also accessible from the parking via an external staircase), porch, living/dining room with fireplace, and semi-separate kitchen. This house is currently rented.  
**A beautiful property that also offers income to cover expenses. Call now for a viewing!**

### Property detail

<b>Code:</b> D2579	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Bellinzona	<b>Municipality:</b> Bellinzona
<b>ZIP:</b> 6512	<b>Price:</b> 1,430,000 CHF
<b>Total Sqm:</b> 300 sq.m	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 3	<b>Rooms:</b> 7

### Features

Air-Conditioned	Parquet	Window shutters
Tiles	Solar panels (warm water)	Bathroom with Bathtub
Photovoltaic panels (electricity)	Sun Awnings	additional room
Car forecourt	Bathroom with Shower	MAIN RESIDENCE
Laundry		

### Nearby

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Childrens playgrounds
Railway Station	Kindergarten	Elementary Schools
Middle Schools	High Schools	Bar / Restaurants
Post Offices		



