

House For Sale in Bellinzona



350 mq | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8

In **Giubiasco**, a town in the municipality of **Bellinzona**, in a leafy, quiet, and sunny residential area, we are selling an **8.5-room single/two-family house**, also as a **SECOND RESIDENCE**. The area is secluded and quiet, yet very close to all major amenities: town center is a 10-15 minute walk away, the train station is just 4-5 minutes away; shops, pharmacy, restaurants, butcher, a daycare center and a playground are all within walking distance. The **basement level** features a convenient garage with automatic door entry, a sauna with shower, a hobby room, and a laundry room with an adjoining shelter. The **ground floor** comprises an entrance hall, a large, bright living room with a balcony and a fireplace with heating vents, a separate kitchen with direct access to the garden, and a dining area. This level also features three bedrooms and a full bathroom with a hydromassage shower, bidet, and window. The **first floor** offers 3 additional bedrooms, one used as a study, a large bathroom with a whirlpool tub, and a spacious, air-conditioned living room. It's very bright, with exposed beams and floor-to-ceiling windows. A second kitchen can be installed. The house is surrounded by a **beautiful garden** with ornamental plants and fruit trees, a **heated grotto with a fireplace, a kitchen**, and an outdoor toilet. A pergola with a granite table and benches, a fireplace/grill, and a vegetable garden



with a glass greenhouse and automatic irrigation system also feature. A **garage, two parking spaces** on the ramp in front of the garage, and a **covered outdoor parking space** are also included. The property features a photovoltaic system with 48 panels and battery storage, allowing for nighttime energy use and the option of selling excess power. The building features recent exterior insulation, a new, well-insulated roof, and insulated, shatterproof windows, ensuring comfort and energy efficiency. **This home represents a unique combination of comfort, spacious and functional spaces, privacy, and energy sustainability. An ideal solution for families or those seeking a peaceful oasis with the convenience of nearby amenities. Call now for a visit!**

Property detail

Code: D2582	Contratto: FOR SALE
Type: House	Region: Ticino
Province: Distretto di Bellinzona	Municipality: Bellinzona
ZIP: 6512	Price: 1,350,000 CHF
Total Sqm: 350 sq.m	Bedrooms: 6
Bathrooms: 4	Rooms: 8

Features

Hobby room	Fireplace	Parquet
Guest Bathroom	Shutters	Tiles
Bathroom with Bathtub	Grill / Barbecue	Pergola
Grotto	HOLIDAY RESIDENCE	Automatic irrigation
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

Nearby

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



