

Villa For Sale in Coldrerio



400 mq | Bathrooms: 3 | Bedrooms: 5 | Rooms: 6

In **Coldrerio**, in a beautiful, quiet, and sunny residential area, we are selling a **6.5-room villa with a large garden and swimming pool**, dating back to the 1970s and requiring renovation. The living area is entirely on the **ground floor, with a gross floor area of approx. 260 sq m, while the basement level, measuring approx. 140 sq m**, comprises a large hallway/corridor, two hobby rooms, a laundry room, a storage room, and a utility room with oil heating and a pool pump.

The **ground floor** comprises a porch with main entrance, a large entrance hall, a large living/dining room with access to the other porch and garden, a study, an eat-in kitchen, a dressing room and a toilet with a window, a corridor with direct access to the two-car garage, a sleeping area with a large hallway, three large bedrooms, a bathroom with a shower, bidet, and window, a master bedroom with a hallway, wardrobe, and ensuite bathroom with a bathtub, bidet, and window.

The property sits on a fully fenced **1,893 sq m plot**, including an automatic gated driveway, a courtyard with 3-4 parking spaces, a double garage, and a large, level garden with a swimming pool. If extended, there's the potential to create approximately 780 sq m of living space over two floors.

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The sale price includes the villa's renovation, including: exterior cladding, interior and exterior painting, windows and shutters, garage door, front door and interior doors, interior floors, new kitchen and bathrooms, new electrical system, heat pump (radiators), and new roof insulation.

An ideal solution for those seeking a spacious villa with a large outdoor area and pool to fully enjoy moments of relaxation! Call now for a viewing.

Property detail

Code: D2593

Contratto: FOR SALE

Type: Villa

Region: Ticino

Province: Distretto di Mendrisio

Municipality: Coldrerio

ZIP: 6877

Price: 2,000,000 CHF

Total Sqm: 400 sq.m

Bedrooms: 5

Bathrooms: 3

Rooms: 6

Features

Hobby room	Parquet	Guest Bathroom
Shutters	Tiles	Bathroom with Bathtub
Porch / Lounge	Bidet	Bathroom with Shower
MAIN RESIDENCE	Laundry	

Nearby

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



