

## Villa For Sale in Mendrisio



**300 mq | Bathrooms: 3 | Bedrooms: 5 | Rooms: 8**

In **Besazio**, a village in the municipality of **Mendrisio**, we are selling a **spacious 8.5-room villa** in a beautiful hillside location with **stunning panoramic views** on the extensive vineyards and the Mendrisiotto region. The area is quiet and sunny, about a 5-10 minute drive from Mendrisio city center and the motorway to the north and south.

The house, which stands on a **1,044 m2 plot of land**, has a living area of **approx. 200 m2** and is divided as follows:

**Upper floor:** Entrance hall, stairs and hallway, living room with fireplace and dining room opening onto the large terrace with barbecue and the beautiful garden, eat-in kitchen, study/bedroom, double bedroom with walk-in closet and bathroom, two children's bedrooms, bathroom. **Attic.**

**Lower basement level:** entrance hall, stairs, corridor, bathroom, study/bedroom, and living room/grotto with fireplace and access to the porch and garden. 2 storage rooms, laundry room, cellar. Double automatic garage, courtyard with parking spaces. Beautiful fenced garden, partly flat and partly terraced, with pergola, hedges, vegetable garden, trees and ornamental plants, and a **new**



## swimming pool.

Over the years, various works have been carried out: new photovoltaic system (panels), swimming pool, kitchen, bathrooms, sauna, fitness room, lift from the garage to the ground floor, painting, etc.).

**This property is ideal for those seeking spacious and comfortable living in a beautiful, quiet and sunny residential area, close to amenities.**

**Call now for a viewing!**

## Property detail

**Code:** D2594

**Contratto:** FOR SALE

**Type:** Villa

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Mendrisio

**ZIP:**

**Price:** 1,750,000 CHF

**Total Sqm:** 300 sq.m

**Bedrooms:** 5

**Bathrooms:** 3

**Rooms:** 8

## Features

Hobby room

Fireplace

Parquet

Guest Bathroom

Shutters

Tiles

Marble floor

Bathroom with Bathtub

Sun Awnings

Porch / Lounge

Grill / Barbecue

Wardrobe

Grotto

additional room

Car forecourt

Bidet

Bathroom with Shower

## Nearby

Football Fields

Sport Centers

Tennis Courts

Bike Lanes

Childrens playgrounds

Public Transport

Kindergarten

Elementary Schools

Bar / Restaurants

Post Offices

Shopping Centers



