

## Apartment For Sale in Stabio



**105 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In a quiet and sunny residential area of **Stabio**, close to all amenities, supermarkets, and amenities, we offer for sale a **bright 4.5-room apartment on the second and penultimate floor** of a building without a lift.

The complex consists of two connected buildings with separate entrances, four floors above ground plus a basement, a courtyard with outdoor parking, a covered porch for motorcycles, and a well-kept commun garden with a grill area.

The apartment, with a **net floor space of 90 m<sup>2</sup> + a large balcony of 13 m<sup>2</sup>**, has been completely renovated, including plumbing and electrical systems, and stands out for its excellent quality finishes!

**The interior layout comprises:** an entrance hall, a separate Scavolini kitchen, a spacious living/dining room with access to a balcony with outdoor wood flooring, awnings, and a water faucet, a bathroom with shower, bidet, and window, two bedrooms, one with balcony access, a master bedroom with an anteroom and ensuite bathroom with shower, bidet, ventilation, and a washer/dryer unit.



**Features and finishes:** Security entrance door, white lacquered wooden interior doors, beautiful parquet flooring in the living room, kitchen, and bedrooms; modern bathroom tiles, triple-glazed PVC windows, electric shutters, and LED lighting throughout.

The heating is powered by a latest-generation diesel system and radiators equipped with thermostats.

**The offer is completed by a private cellar and an outdoor parking space included in the price.**

Upon request, for an additional investment, the apartment can be delivered fully furnished with quality furniture, as illustrated in the presentation.

**An ideal solution for those seeking comfort, quality and tranquility in a well-serviced residential context!**

### Property detail

**Code:** D2609 **Contratto:** FOR SALE

**Type:** Apartment **Region:** Ticino

**Province:** Distretto di Mendrisio **Municipality:** Stabio

**ZIP:** 6855 **Price:** 549,000 CHF

**Total Sqm:** 105 sq.m **Bedrooms:** 3

**Bathrooms:** 2 **Rooms:** 4

### Features

Shutters	Sun Awnings	Grill / Barbecue
Bidet	Bathroom with Shower	MAIN RESIDENCE
Laundry		

### Nearby

Banks	Spa	Football Fields
Sport Centers	Childrens playgrounds	Railway Station
Kindergarten		



