

Land For Sale in Neggio



1137 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

In the municipality of **Neggio**, we offer for sale a **beautiful hillside building plot of 1,137 sq m** with a building permit for the construction of a **house with three apartments, including a spacious 4.5-room penthouse on the upper floor and two independent 3.5-room apartments on the ground floor**. The land is located **8 km from Lugano** in a very attractive position both for its southern exposure and for its view: a beautiful panorama in which the mountains frame the lake and the center of Neggio.

Services and entertainment venues such as shopping centers, Lidi (Agnò and Caslano), and the Lugano-Ponte Tresa train are about a 5-minute drive away, while the motorway and Ponte Tresa customs post are just a few minutes further away.

Of particular importance, especially for families, is the proximity to the Neggio and Vernate schools, located just about 500 meters away and including a preschool and elementary school. Specially organized public transportation connects the middle schools in Agno.

This land has the following building indices: IO 30% / IS 0.45 / Maximum height at the ridge 10.40 metres (RE similar to R3), **Gross habitable buildable surface area of 511.65 sqm**; Distances



from the borders and road: 3 m if height R2 or 4 m if height R3,
All connections are available on the neighboring road (electricity, fresh and waste water pipes, Cablecom, Swisscom fiber optics).

The existing building permit allows for a rapid start to the construction process for this interesting home. Call now for more information!

Property detail

Code: D2619-T

Contratto: FOR SALE

Type: Land

Region: Ticino

Province: Distretto di Lugano

Municipality: Neggio

ZIP: 6991

Price: 830,000 CHF

Total Sqm: 1137 sq.m

Bedrooms: 0

Bathrooms: 0

Rooms: 0

Features

Street Frontage

Water Pipes

Electricity

Methane

Telephone Lines

Building license

Primary Residence

Lake View

Nearby

Banks

Sport Centers

Railway Station

Kindergarten

Elementary Schools

Bar / Restaurants

Post Offices

Shopping Centers



