

House For Sale in Coldrerio



225 mq | Bathrooms: 2 | Bedrooms: 4 | Rooms: 5

In **Coldrerio**, in a very sunny residential area convenient to all amenities, we offer for sale a **modern 5.5-room detached house with a beautiful livable garden**.

The house is spread over two levels and is composed as follows:

First floor: entrance hall, cloakroom, modern open kitchen with peninsula and dining area with access to the terrace and garden, large bright living room with wood-burning stove, double bedroom with bathroom with shower, stairs to the ground floor;

Ground floor: 2 bedrooms, a currently open hobby room with the possibility of converting it into a 4th bedroom, and a bathroom with shower. This level also opens to the garden.

Utility room, laundry room and large cellar.

Roof: possibility of parking at least 4 cars in addition to motorcycles/bicycles.

The house has been regularly maintained by the current owners and is in excellent condition. The gas heating system features a new boiler, replaced in 2024.

There are also modern solar panels on the roof, significantly reducing running costs. The property features a garden on two levels, the largest, flat section connecting to the sleeping area on the



ground floor.

**The quiet location and proximity to key amenities make this home an unmissable opportunity for those seeking a peaceful, comfortable lifestyle.
Call now to book a visit!**

Property detail

Code: D2621

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Mendrisio

Municipality: Coldrerio

ZIP: 6877

Price: 1,150,000 CHF

Total Sqm: 225 sq.m

Bedrooms: 4

Bathrooms: 2

Rooms: 5

Features

Fireplace

Parquet

Shutters

Tiles

Solar panels (warm water)

HOLIDAY RESIDENCE

Bathroom with Shower

MAIN RESIDENCE

Laundry

Nearby

Football Fields

Sport Centers

Childrens playgrounds

Kindergarten

Elementary Schools

Bar / Restaurants

Post Offices

Shopping Centers

Municipal Offices



