

## House For Sale in Giornico



**200 mq | Bathrooms: 4 | Bedrooms: 4 | Rooms: 6**

Located in the charming village of **Giornico**, in a quiet and sunny residential area, we are selling a **modern 6.5-room detached house**. It represents an ideal solution for those who want to live immersed in tranquility and nature, with convenient transport links.

The property, built in 1995, is located in a prime location, surrounded by vineyards and green landscapes, ensuring absolute privacy and serenity. Access to the motorway is just 3 minutes away, allowing for quick access to the Canton's main towns (Biasca is about 10 minutes by car, and Bellinzona is about 25 minutes), making it perfect for a primary residence away from the hustle and bustle of the city. The house extends over 3 levels, with a gross living area of approx. 200 sqm, offering well-organized and functional spaces. On the **ground floor**, pleasant entrance hall with a guest bathroom, leading to a bright living area consisting of a well-organized open-plan kitchen and a spacious living room with a fireplace and direct access to the 13 sqm covered terrace, ideal for relax. The **upper floor** houses the sleeping area with four bedrooms and two bathrooms, one with a shower and one with a bathtub, designed for maximum living comfort. The **basement level** houses utility rooms, a laundry room, a hobby room, and a cellar, wc. The 738 sqm plot further enhances the



property, offering a beautiful garden and enjoyable outdoor spaces. The forecourt offers parking for 2-3 cars. **A complete and flexible solution, perfect for families seeking quality, sun, and tranquility. Call now to schedule a viewing!**

### Property detail

**Code:** D2632 **Contratto:** FOR SALE

**Type:** House **Region:** Ticino

**Province:** Distretto di Leventina **Municipality:** Giornico

**ZIP:** 6743 **Price:** 885,000 CHF

**Total Sqm:** 200 sq.m **Bedrooms:** 4

**Bathrooms:** 4 **Rooms:** 6

### Features

Hobby room	Fireplace	Parquet
Guest Bathroom	Shutters	Tiles
Bathroom with Bathtub	Bathroom with Shower	MAIN RESIDENCE
Laundry		

### Nearby

Railway Station	Kindergarten	Elementary Schools
Middle Schools	Bar / Restaurants	Post Offices
Shopping Centers	Municipal Offices	



