

Apartment For Sale in Prato (Leventina)



84 mq | Bathrooms: 1 | Bedrooms: 3 | Rooms: 4

Experience the authenticity of Leventina!

In the heart of the Upper Leventina, at 940 meters above sea level, **Rodi-Fiesso** is a place where history, nature, and quality of life meet. A charming hamlet in the **municipality of Prato Leventina**, it has always been an important link between the Alpine valleys and is now appreciated for its authentic charm, tranquility, and proximity to numerous outdoor recreation opportunities. Bellinzona is only about 30 minutes away, while Lugano and Locarno are about 50 minutes away by car.

In this context, a **NEW EXCLUSIVE RESIDENCE** has been created, the result of the careful renovation of a historic village house spread over five levels. The project features **7 apartments**, ranging from **1.5 - 3.5 and 4.5 rooms**, designed to combine the character of traditional architecture with the comforts of contemporary living. **Prices for 1.5-room apartments: from CHF 166'600.-; 3.5-room apartments from CHF 291'200.-; 4.5-room apartments: from CHF 445'200.-**

Private cellars, a bicycle storage room, and a utility room (heat pump with coil distribution) on the ground floor, as well as photovoltaic panels. The property also includes **six garages (CHF 17,500 each) and four outdoor parking spaces (CHF 12,500 each)**. Functional spaces and a prime location make it **ideal as a primary residence or as an investment. This is an opportunity to**



experience the mountains in every season, with direct access to hiking trails, ski slopes (Caí, Airolo, and Andermatt), outdoor activities, and the natural beauty that makes the Leventina one of the most charming valleys in the Canton of Ticino.
Call now to book your apartment!

Property detail

Code: D2651-4,5	Contratto: FOR SALE
Type: Apartment	Region: Ticino
Province: Distretto di Leventina	Municipality: Prato (Leventina)
ZIP: 6772	Price: 445,200 CHF
Total Sqm: 84 sq.m	Bedrooms: 3
Bathrooms: 1	Rooms: 4

Features

Tiles	Bathroom with Shower	MAIN RESIDENCE
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Nearby

Football Fields	Childrens playgrounds	Railway Station
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