

## House For Sale in Breggia



**240 mq | Bathrooms: 2 | Bedrooms: 4 | Rooms: 6**

In the charming village of **Sagno**, in the municipality of Breggia, approximately **15 minutes from Mendrisio**, we offer for sale a **detached 6.5-room house on three levels**, completely renovated in 2006 and surrounded by greenery. Also as **SECONDARY RESIDENCE**. The **ground floor** includes the entrance to the property, an elevator and stairs to the first floor, a storage room/study, a laundry room, and a cellar. **The first floor** includes an elevator with entrance hall, cloakroom, hallway, living room, dining room with wood-burning stove, open-plan kitchen, and balcony, as well as a bathroom with shower, bidet and window. **The second floor** includes an elevator with entrance hall, an hall, a bathroom with shower and window, a large hallway with wardrobe, two bedrooms with access to a 15 sqm balcony with panoramic views of the valley, and a storage room. The property boasts **a large 651 sq m garden with a paved area** and one or two outdoor parking spaces. It features double-glazed aluminum windows, electric shutters, awnings, a video intercom, combined heating with a wood stove and electric coils, an internal elevator for maximum convenience, and red granite floors. **The quiet and commanding location enjoys excellent sun exposure and panoramic views. It offers privacy and a high quality of life. Call now to schedule a viewing!**

### Property detail

**MPP Fiduciaria SA**

Breganzona - Via Dott. G. Polar 48 - () - Telefono +41 91 922 24 74 - Fax +41 91 921 17 07  
info@mpp.ch - <https://immobiliare.mpp.ch>



**Code:** E2547

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Breggia

**ZIP:** 6839

**Price:** 795,000 CHF

**Total Sqm:** 240 sq.m

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 6

### Features

Fireplace

Shutters

Tiles

Sun Awnings

additional room

HOLIDAY RESIDENCE

Bidet

Bathroom with Shower

MAIN RESIDENCE

Laundry

### Nearby

Childrens playgrounds

Bar / Restaurants



