

House For Sale in Arogno



112 mq | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

In the picturesque historic center of **Pugerna (municipality of Arogno)**, we offer for sale a welcoming **4.5-room Ticino-style HOUSE** on three levels, suitable for both a **primary and secondary residence**. The house dates back to the 1700s, was completely renovated in 2000, and is in good condition. Located in a small courtyard, the main entrance leads directly to the first floor via a staircase made of local stone. The **first floor** comprises a living area with a pellet fireplace and an open-plan kitchen, well-integrated into the space and featuring a washing machine under the stairs, a bathroom with shower and window, and a bedroom overlooking the quiet Rovio mountains. The living room leads, again via a stone staircase, to the **second floor**, where a bright study opens onto an adjoining veranda, ideal as a reading nook or relaxation space. On the same level, there is another bathroom with shower and window, and a spacious and welcoming living room with an open-plan kitchen and exposed beams that create a warm atmosphere. From here, you access a **habitable mezzanine**, used as a double bedroom with a glimpse of the splendid city of Lugano. To the side of the entrance, the house also has its own cellar. Free municipal parking and a grocery store selling basic necessities are just steps away. **A unique solution, immersed in the charm of the historic center, ideal for those seeking tranquility, authenticity, and evocative views.**



Property detail

Code: E2556

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Lugano

Municipality: Arogno

ZIP: 6823

Price: 450,000 CHF

Total Sqm: 112 sq.m

Bedrooms: 2

Bathrooms: 2

Rooms: 4

Features

Fireplace

Parquet

Tiles

HOLIDAY RESIDENCE

Bathroom with Shower

MAIN RESIDENCE

Nearby

Bar / Restaurants

Shopping Centers



