

## House For Sale in Breggia



**167 mq | Bathrooms: 3 | Bedrooms: 2 | Rooms: 4**

In the charming village of **Cabbio**, in the municipality of **Breggia**, nestled in the **quiet and panoramic Muggio Valley**, we offer for sale a characteristic **4.5-room HOUSE** on three levels, **renovated and expanded in 1994**, with a **net living area of approx. 120 sqm and approx. 167 sqm total**. Located at the entrance to the historic center, just above the church square, the property offers **splendid open views of Monte Generoso and Monte Bisbino**, creating a unique blend of history and nature. The **ground floor** comprises an entrance hall with a staircase, a large hobby room with a shower, a heating room (oil-fired with radiators), a laundry room, and a little storage room under the stairs. The **first floor** comprises entrance hall, toilet, living room with a fireplace and dining room with a panoramic balcony. A bright eat-in kitchen with a ceramic hob and modern appliances (oven, refrigerator, and dishwasher). **2nd floor:** entrance hall, spacious master bathroom with shower, bathtub, and window; the sleeping area includes a master bedroom with custom-built closets, a second bedroom with built-in closets, and a balcony with a view. Exposed wooden beamed ceilings lend the rooms an authentic charm. The property includes a private **vegetable garden** in the immediate vicinity. Direct access to the town's main square, with a bus



stop just a few meters away, as well as a large free public parking lot. Hiking trails and major points of interest, including the Ethnographic Museum, the Cavallini Winery, and the town pantry, are within easy walking distance, making the location ideal for those who wish to live immersed in nature and local history. **The home retains historic details and traditional finishes, such as wooden ceilings and original architectural elements, making it the perfect primary residence for those seeking an authentic and relaxing setting. Call now for a visit!**

### Property detail

**Code:** E2574

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Breggia

**ZIP:** 6838

**Price:** 498,000 CHF

**Total Sqm:** 167 sq.m

**Bedrooms:** 2

**Bathrooms:** 3

**Rooms:** 4

### Features

Hobby room

Fireplace

Parquet

Guest Bathroom

Window shutters

Tiles

Understairs

Wardrobe

Bathroom with Shower

MAIN RESIDENCE

Bathroom with Bath and Shower

Laundry

### Nearby

Shopping Centers



