

House For Sale in Cugnasco-gerra



77 mq | Bathrooms: 2 | Bedrooms: 1 | Rooms: 2

In **Cugnasco**, we are selling a **rare property set among vineyards and olive groves, consisting of a new, exclusive 2.5-room house**, built in 2024, in a sunny location with completely unobstructed **panoramic views**, also as **SECONDARY RESIDENCE**, The property covers **2,748 m²**, surrounded by its own vineyards and enriched with olive trees, lemon trees, palm trees, and ornamental plants. An elegant outdoor area with a **barbecue, granite table and benches**, and a shower invites you to relax surrounded by nature.

The property is a **modern two-level loft (77 m²)** built with quality materials and equipped with **cutting-edge technology**: an integrated photovoltaic system and heat pump guarantee sustainability and energy efficiency.

Both floors have **underfloor heating** and elegant bathrooms, one with a **wellness shower and Turkish bath**.

The living area is **open and bright**, with a modern kitchen, dining area, and living room. The upper floor offers a sleeping area with high-quality oak parquet flooring. **Triple-glazed** windows ensure



comfort, silence, and thermal insulation.

Cellar with laundry room and utility room, attached to the house.

Near the house there is a large space that can accommodate up to 6 vehicles and a 12 m² warehouse.

This is a rare property, ideal for those seeking privacy, nature, and modernity, just minutes from all amenities.

Call now for a viewing!

Property detail

Code: E2586

Contratto: FOR SALE

Type: House

Region: Ticino

Province: Distretto di Locarno

Municipality: Cugnasco-Gerra

ZIP: 6516

Price: 995,000 CHF

Total Sqm: 77 sq.m

Bedrooms: 1

Bathrooms: 2

Rooms: 2

Features

Guest Bathroom	Tiles	Photovoltaic panels (electricity)
Grill / Barbecue	Stone table	Bathroom with Shower
MAIN RESIDENCE	Laundry	

Nearby

Banks	Football Fields	Sport Centers
Childrens playgrounds	Kindergarten	Elementary Schools
Bar / Restaurants	Post Offices	



