

# House For Sale in Riva San Vitale



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

In the heart of **Riva San Vitale**, a few steps from the town center and the lake, we offer for sale a splendid **6.5-room HOUSE** with approx. 100 sqm of net habitable space, completely renovated between 2016 and 2019. An ideal home for those looking for modern comforts in a charming historical context. The spaces are bright and distributed as follows: On the **ground floor** we find the entrance, a welcoming living room with fireplace, perfect for moments of relax, the modern and eat-in kitchen, completely renovated and a study/additional room. On the **first floor** we find a hallway, large bedroom with balcony, a second bedroom with balcony and a full bathroom. On the **second floor** (attic) we find an open-space bedroom (closable to create an independent room), a further bedroom with fireplace and private bathroom with shower. The location of this beautiful house is truly strategic: the bus stop is in front, the train station is only a 6-minute walk away (connections to Lugano and Mendrisio) and it is located a few steps from the lake and the main services. This house is ready to be inhabited, without the need for interventions, with low heating costs (approx. 2,000 CHF/year). Possibility of parking in the internal courtyard in co-ownership in front of the house. Public parking available in the immediate vicinity. **A unique opportunity for those who want to live in a home of character, immersed in tranquility but close to everything! Contact us for more information and to organize a viewing.**



## Property detail

**Code:** G2512 (P)

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Riva San Vitale

**ZIP:** 6826

**Price:** 670,000 CHF

**Total Sqm:** 150 sq.m

**Bedrooms:** 4

**Bathrooms:** 2

**Rooms:** 6

## Features

Fireplace

Parquet

Window shutters

Tiles

Habitable Mansard

Courtyard / Patio

Bidet

Bathroom with Shower

MAIN RESIDENCE

## Nearby

Banks

Football Fields

Sport Centers

Tennis Courts

Childrens playgrounds

Railway Station

Kindergarten

Elementary Schools

Bar / Restaurants





