

Villa For Sale in Coldrerio



315 mq | Bathrooms: 3 | Bedrooms: 6 | Rooms: 8

In **Coldrerio**, in a very sunny and green residential area close to all amenities, we offer for sale an **EXCLUSIVE VILLA of 315 sqm** in perfect condition with **flat land of 1355 sqm** with interesting potential to build a second villa or two-family-house.

The property is divided into 3 floors and offers a perfect combination of comfort, elegance and functionality thanks to a complete renovation carried out in 2015 by an important architectural firm. The property, completely fenced, is accessed via an automatic gate.

The villa is composed as follows:

Ground floor: entrance hall - wardrobe, guest bathroom, large eat-in kitchen with direct exit to the garden, elegant living room with fireplace and direct exit to the garden;

1. Floor: large hallway, 3 spacious and bright bedrooms with balconies and beautiful bathroom with



oval bathtub in the center, shower, double sink, toilet, bidet and window;

2. Floor, attic: large study/relaxation area, another bedroom and the immense and refined double bedroom super accessorized with custom-made designer wardrobes that offer space and order in an impeccable way, bathroom with shower and window.

The view from this level is splendid with the Hill degli Ulivi that forms the backdrop to the beautiful green panorama.

Heating: radiators by means of a gas boiler.

The property also has a rustic house to renovate of approx. 60 square meters per floor and the large garden where there are also two garages for the storage of 3 cars.

Possibility of dividing the plot into two parts for those looking for land to build a villa: R3 zone land, buildable gross floor area 498 m², I.O. 30%, I.S. 0.6.

In short, this property is a unique opportunity for those looking for an elegant and spacious residence immersed in tranquility and a possible safe investment thanks to the still unexpressed building potential.

Property detail

Code: S2514	Contratto: FOR SALE
Type: Villa	Region: Ticino
Province: Distretto di Mendrisio	Municipality: Coldrerio
ZIP: 6877	Price: 1,730,000 CHF
Total Sqm: 315 sq.m	Bedrooms: 6
Bathrooms: 3	Rooms: 8

Features

Fireplace	Parquet	Guest Bathroom
Window shutters	Tiles	Understairs
Porch / Lounge	Grill / Barbecue	Wardrobe
Car forecourt	Bidet	Bathroom with Shower
MAIN RESIDENCE	Bathroom with Bath and Shower	Laundry

Nearby

Banks	Football Fields	Sport Centers
Tennis Courts	Childrens playgrounds	Public Transport
Kindergarten	Elementary Schools	Bar / Restaurants
Post Offices	Shopping Centers	Municipal Offices



