

## House For Sale in Mendrisio



**114 mq | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5**

In **Mendrisio**, in a very sunny residential area close to all amenities, we offer for sale a detached **5.5-room house** in excellent condition with a garden of approx. 100 sqm, a garage with an electric door, and a parking area for two or three additional cars. The house has a gross area of 115 sqm and a net area of 105 sqm, divided as follows:

**Ground floor:** garage with direct access to the interior of the house, utility room and laundry room, study, stairs to the first floor;

**1st floor:** main entrance, bathroom with shower and window, living area consisting of living room and large well-equipped kitchen connected to the garden, stairs to access the 2nd floor;

**2nd floor** with high attic ceilings: double bedroom connected to the balcony, 2 single bedrooms (one of which connected to the balcony), large bathroom with Jacuzzi and window.



**The property offers good internal spaces and has a lovely outdoor space ideal for a family.**

The house was built in 2008 with high-quality materials that ensure optimal insulation and low running costs: Internorm wood-aluminum windows, gas heating with underfloor heating coils, and solar panels for hot water production.

**This home represents an ideal solution for those seeking a harmonious, functional, and move-in-ready environment, where every detail is designed to accommodate and enhance a family's daily life.**

**Call now to book a visit!**

**Property detail**

<b>Code:</b> S2622	<b>Contratto:</b> FOR SALE
<b>Type:</b> House	<b>Region:</b> Ticino
<b>Province:</b> Distretto di Mendrisio	<b>Municipality:</b> Mendrisio
<b>ZIP:</b> 6850	<b>Price:</b> 730,000 CHF
<b>Total Sqm:</b> 114 sq.m	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 5

**Features**

Jacuzzi	Window shutters	Tiles
Solar panels (warm water)	Bathroom with Bathtub	Bidet
Bathroom with Shower	MAIN RESIDENCE	Laundry

**Nearby**

Banks	Spa	Football Fields
Sport Centers	Tennis Courts	Bike Lanes
Childrens playgrounds	Railway Station	Public Transport



