

## House For Sale in Mendrisio



**300 mq | Bathrooms: 4 | Bedrooms: 6 | Rooms: 8**

In the center of **Arzo**, in the **municipality of Mendrisio**, we offer for sale an **extraordinary, spacious loft**, born from the expert renovation of the historic Van Laack shirt factory. Featuring bright rooms, generous ceilings, and a unique atmosphere that combines industrial charm and living comfort.

The property extends over several floors and comprises **8.5 rooms, approx. 300 sqm gross of living space and approx. 250 sqm net of living space**. It features **4 terraces** overlooking the Gaggiolo River and the **322 sq m private garden**, which offers charming views and pleasant outdoor spaces.

The heart of the home is a spacious living area with a study corner and a modern, fully equipped kitchen, ideal for everyday life and entertaining. Between the living area and the upper floor is a charming **mezzanine**, currently used as a library, connected to a bedroom with direct access to a large terrace, perfect for relaxing al fresco. The sleeping area, located on the **first floor**, includes a master bedroom with a private bathroom and walk-in closet, as well as two additional bedrooms that share a bathroom and walk-in closet, ensuring comfort and privacy for all family members.

On the **lower floor** there is also a guest bedroom with a private bathroom and private entrance, ideal for hosting family and friends or for creating a separate space for various needs.

The property includes a practical laundry room and a spacious cellar.



The property features heating with a **new heat pump** distributed through underfloor heating. There are three parking spaces, one covered and two outside, and a private room suitable for storage or shed for motorcycles or bicycles.

**An exclusive home brimming with character, where generous spaces, panoramic terraces, and the charm of the architectural conversion blend harmoniously, offering a unique quality of living. Call now to schedule a viewing!**

### Property detail

**Code:** S2643

**Contratto:** FOR SALE

**Type:** House

**Region:** Ticino

**Province:** Distretto di Mendrisio

**Municipality:** Mendrisio

**ZIP:** 6864

**Price:** 1,590,000 CHF

**Total Sqm:** 300 sq.m

**Bedrooms:** 6

**Bathrooms:** 4

**Rooms:** 8

### Features

Hobby room

Parquet

Guest Bathroom

Shutters

Tiles

kylight

Bathroom with Shower

Heat pump

MAIN RESIDENCE

Bathroom with Bath and Shower

Laundry

### Nearby

Football Fields

Sport Centers

Childrens playgrounds

Kindergarten

Elementary Schools

Bar / Restaurants

Shopping Centers

Municipal Offices



