Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - 6900 ()
+41 91 924 04 44

Apartment for sale in Castel San Pietro
CHF 730.000
Ref. 3078



176 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

In a quiet, private location surrounded by greenery in the Grotti area, we offer for sale a 4.5-room duplex apartment in a small condominium with only two units. The property enjoys excellent southern exposure, abundant natural light, and a pleasant, open view of the surrounding landscape.
The apartment was renovated and expanded in several phases starting in 2005, and is spread over two levels with a surface area of approximately 180 m2.
On the entrance level, you're greeted by a foyer that leads to the bright, open-plan living area, comprising a wooden kitchen, dining area, and spacious living room with fireplace, creating a warm and welcoming atmosphere. The large windows and direct access to the outdoors further enhance the spaces, creating a pleasant continuity with the large panoramic terraces.
A hallway equipped with practical built-in wardrobes leads to the sleeping and utility area, where we find a large bathroom with bathtub and shower, a guest bathroom, a study that can also be used as an additional bedroom, a spacious double bedroom, and ancillary rooms functional for everyday life, including a pantry and storage spaces.
The lower floor, accessible both via an internal staircase and an independent external access, houses a second large double bedroom with a terrace, as well as a room suitable for a third bathroom or a sauna, thus offering further flexibility of use.
The property includes a storage room, a shared laundry room with dedicated machines for each unit, and outdoor parking spaces.

Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - 6900 ()
+41 91 924 04 44

For those who want to live in a green and secluded setting, just minutes from Mendrisio, the motorway, and the Ponte Chiasso border, without sacrificing spaciousness, light, and privacy.

REF. 3078

Features

Code: 3078	Reason: Sale
Categoria: Apartment	Address: via ai Grotti 2
Zip Code: 6874	Municipality: Castel San Pietro
Total Square Meters: 176 sq.m.	Bedrooms: 3
Bathrooms: 3	Rooms: 4
State of Preservation: Be Restored	: 2
Level: Ground Floor	Total Floor: 2
Heating: Central Heating	Parking: Uncovered Parking
Age Construction: 1971	Terrace: Present
Garden: Private	Kitchen: Regular Kitchen
Terrace	Fireplace
Secondary Residence : yes	

Rooms

Storage Room / Utility Room	Study / Office

















Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - () - +41 91 924 04 44
info@lecolline.ch - https://www.lecolline.ch/en
VAT CHE -188314857



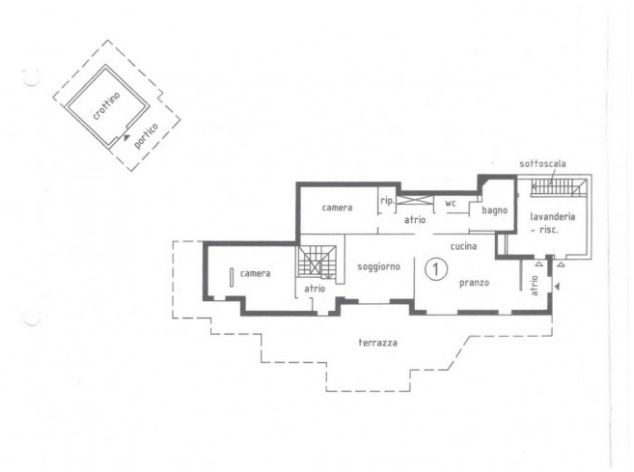


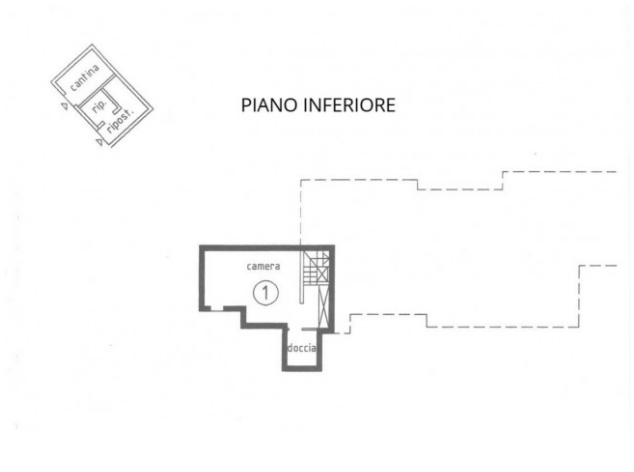












Le Colline sul Lago Real Estate Sagl
Via Luvini 3 - () - +41 91 924 04 44
info@lecolline.ch - https://www.lecolline.ch/en
VAT CHE -188314857