

Villa for sale in Comano

CHF 1.750.000

Ref. 3143



275 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 6

In Comano, nestled in the Lugano hills in a quiet residential area, we offer this spacious villa with plenty of space for every need, spread across two levels above ground and one below ground.

The ground floor features several rooms without doors separating them: a pleasant veranda (now used as a dining room), an open-plan kitchen with a large central island, a space of approximately 12 square meters adjacent to the kitchen (which can be closed off), and a living room with a fireplace. Further apart are a bedroom and a completely renovated bathroom.

On the first floor we have two single bedrooms, served by a bathroom, and on the opposite side the double bedroom with private bathroom and overlooking the terrace.

In the middle is a passageway with a further open space of approximately 14 m² - which also overlooks the terrace - which can be transformed into a study or fifth bedroom.

The basement includes a laundry room of approximately 12 square meters, heated and ventilated by a skylight, a utility

room, a cellar, and a room of approximately 23 square meters, heated and ventilated by a skylight.

The property includes a garden, partly planted, of the ideal size to be enjoyed without becoming too demanding.

Two private parking spaces, one uncovered and one covered, as well as four guest parking spaces are available for the residential complex consisting of eight villas.

The property is in good maintenance condition and the diesel heating system has been replaced with a more efficient air-to-water heat pump.

A versatile property with the right balance of space and practicality!

REF. 3141

Features

Code: 3143	Reason: Sale
Categoria: Villa	Address: via Pongiana 4L
Zip Code: 6949	Municipality: Comano
Total Square Meters: 275 sq.m.	Bedrooms: 4
Bathrooms: 3	Rooms: 6
State of Preservation: Good	: 1
: 1	Level: On two-levels
Heating: Heating	Parking: Carport
Building Costs: CHF 63	Terrace: Present, 18 sq.m.
Garden: Private	Kitchen: Exposed Kitchen
Fireplace	Shutters
Armored Door	Termo pump
porch	

Nearby

Public Transport	Kindergarten
Elementary Schools	Restaurant
Municipal Offices	Pharmacy

Rooms

Utility room : 6 sq.m.	Games Room : 12 sq.m.
Other : 23 sq.m.	Laundry Room : 11 sq.m.







