



FOR SALE

Locarno

Apartment with Garden and View of Lake and Mountains

CHF 1,095,000.-



Property description

ONLY PRIMARY RESIDENCE

The building, designed for nine parties, is situated in a beautiful and commanding hillside location with a unique view of the lake and mountains. Materials, spatial concept, and a love for detail: the character and charm of the late 90s (construction year 1999) are preserved. The property and house represent the generous approach to space of that time. The stately driveway, surrounded by Mediterranean plants, convinces from the start and leads to the spacious outdoor parking area. Here or in the garage is where you park.

Generous Space

From the entrance hall, you directly enter the apartment with its bright living and dining area and a semi-open kitchen. A dark cast floor ensures a robust appearance and makes the already generous spaces appear even larger. Details like the kitchen island made of high-quality granite with seating; integrated insect protection roller blinds; electric blinds and sunshades; Geberit shower toilet; private washing machine in the utility room - underscore the particularly well-thought-out concept for comfortable living and good building substance.

The glass sliding door can be widely opened and merges with the open, covered, and wind-protected

outdoor area - in the warm season, the covered seating area becomes the 5th room. A well-maintained garden with lawn, varied planting, and unobstructable distant lake view invites you outside. The hedge of red Photinia guarantees absolute and year-round privacy. Whether barbecuing, playing, entertaining guests, enjoying family time, or having a glass of wine – in this place, you enjoy sunny days and mild evenings either way...

The design with granite walls and private steps to walk directly from one's own garden into the city makes this garden apartment even more attractive.

Three bedrooms, all facing northeast, offer pleasant coolness during the hot Ticino summers. Two bathrooms (one with a shower, the other with a bathtub) are available.

The property includes a cellar compartment. Two parking spaces available for separate purchase. 1 parking space in the wide garage with a charging station for electric cars priced at 45,000 CHF. And 1 wide outdoor parking space priced at 30,000 CHF.

Warmest welcome!

Characteristics

Availability	To agree	Latest renovations	2014
Type	Apartment	Heating type	Fuel oil
Reference	6301	Heating installation	Floor
rooms	4.5	Living area	120 m²
Bedrooms	3	Terrace surface	100 m²
Bathrooms	2	Parking spaces	2
Year of construction	1999		

Object Price	CHF 1,095,000.-
Number of parkings	
Total (not incl.)	2x / CHF 75,000.-
Total price	CHF 1,170,000.-

Conveniences

Outside conveniences

> Garden

Equipment

> Washing machine

View

> Lake

> Mountains

Picture(s)



















Contact

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Notes
