



FOR SALE

CH-6862 Rancate, Via Pinacoteca Züst 27

5262

CHF 535,000.-

SEQUOIA
CONSULTING

Property description

Located in the new and well-connected district of Mendrisio, in Rancate, in a sunny area with a splendid panoramic view of Mendrisio and Monte Generoso, we offer for sale this elegant 3.5-room apartment of approx. 99 m², complemented by a private garden of approx. 65 m² with a view of the surrounding mountains.

The apartment is located in a modern building built in 2011, characterized by excellent exposure and proximity to all major services, infrastructures and connections, conveniently reachable in a few minutes.

Space distribution:

- Entrance;
- Open-space living area with living room, dining area and open kitchen, enriched by a glass wall that provides great brightness and connects to the covered terrace and private garden;
- Corridor and night hallway;
- Master bedroom with windowed en suite bathroom with bathtub and provision for washing machine;
- Second bedroom;
- Bathroom with shower.

Both rooms offer direct access to the private garden, creating a pleasant and relaxing environment.

Facilities and details:

- 1 spacious cellar
- 1 parking space in the garage: CHF 40'000.-
- 1 outdoor parking space: CHF 20'000.-
- Provision for charging electric cars in the garage.
- Heat pump heating with coil distribution.
- Possibility to purchase the current furniture.

This apartment is ideal for those seeking a modern, cozy and functional environment with private outdoor spaces and a strategic location.

Do not miss the opportunity to visit this beautiful property! Contact us for more information or to schedule an appointment

Characteristics

Availability	Immediate	Location floor	Ground floor
Type	Apartment	Year of construction	2011
Reference	5262	Living area	99 m²
Rooms	3.5	Garden surface	65 m²
Bedrooms	2	Terrace surface	10 m²
Bathrooms	2		

Object Price	CHF 535,000.-
Number of parkings	
Interior (not incl.)	1x / CHF 40,000.-
Exterior (not incl.)	1x / CHF 20,000.-
Total price	CHF 595,000.-

Conveniences

Outside conveniences

> Garden

> Parking

View

> Mountains

Inside conveniences

> Garage

Picture(s)



























Contact

Sequoia Consulting Sagl

Via Vedeggi 66b
6983 Magliaso

Phone: +41 78 637 66 15
fabio@sequoiaconsulting.ch
<http://sequoiaconsulting.ch>

Your consultant

Mr. Fabio Ferrari
fabio@sequoiaconsulting.ch
Mob.: +41 78 637 66 15

Notes
