



FOR SALE

CH-6826 Riva San Vitale, Via Valserrata 1c

Modern Detached House with Garden and Panoramic View

CHF 1,280,000.-

SEQUOIA  
CONSULTING



# Property description

In Riva San Vitale, in a quiet and sunny residential area, easily accessible to all services, we offer for sale this beautiful single-family house.

Built in 2007, the house is on 3 levels and features high quality finishes. It stands out for its excellent state of preservation and for the presence of a large garden with pergola, perfect for moments of relaxation.

The house has 2 fireplaces: one outside next to the pergola and one inside in the living room.

## **CELLAR FLOOR:** (heated, with windows and vents):

- Laundry room-closet and heating
- 3 available rooms, one of which is prepared for the installation of a kitchen
- Cellar
- Bathroom with shower and window

## **GROUND FLOOR:**

- Atrium with built-in closet
- Living-dining room with fireplace and exit to garden and pergola
- Kitchen open to the living room with access to the garden. The kitchen powered by gas but also prepared for electric use.
- WC with window
- Garage of 28 sqm
- Open car porch of 3.40 x 6.35 m

## **FIRST FLOOR (attic):**

- Master bedroom with wardrobe closet, bathroom with chromotherapy shower and 10.40 sq m balcony
- 2 bedrooms.
- Bathroom with bathtub, shower and window

A spacious garage of 28 sq m and a covered porch for a second vehicle complete the property.

The heating system is gas, with heat distribution by means of coils, maintained regularly.

Modern equipment includes electric shutters, PVC double-glazed windows and a video surveillance system.

This property combines comfort, quality construction, and an ideal location for those seeking a serene and well-serviced environment

# Characteristics

Availability	<b>Immediate</b>	Year of construction	<b>2007</b>
Type	<b>House</b>	Total number of floors	<b>3</b>
Reference	<b>9824</b>	Living area	<b>180 m<sup>2</sup></b>
Rooms	<b>7</b>	Ground surface	<b>421 m<sup>2</sup></b>
Bedrooms	<b>6</b>	Terrace surface	<b>10.4 m<sup>2</sup></b>
Bathrooms	<b>4</b>	Parking spaces	<b>2</b>

Object Price	<b>CHF 1,280,000.-</b>
<b>Number of parkings</b>	
Total	<b>2x</b>

# Picture(s)





# Interior view

















# Exterior view





# Interior view















# Picture(s)























# Contact

## Sequoia Consulting Sagl

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## Your consultant

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