

FOR SALE

CH-6600 Locarno, Via Simone da Locarno 2C

Unique Offer: Holiday Apartment in Second Line from the Lake

CHF 790,000.-

SEQUOIA
CONSULTING

Property description

This charming 6-room apartment offers everything you need for comfortable living or pleasant vacationing. With a net living area of 125 m², the property also stands out for its unrivaled location: just 100 meters from the lake, 300 meters from the town center and promenade, and 200 meters from a park with recreational facilities. In addition, Locarno train station is only an 8-minute walk away.

The building, built in the 1970s, is in excellent condition.

A convenient elevator will take you up to the sixth floor, where the first thing you will notice is the great brightness and the enchanting panoramic view all the way to the Alps, despite the central location and high population density.

The apartment has **3 toilets** and **3 large covered balconies**, ideal for relaxing moments.

The property needs renovation, but due to its optimal layout, it offers great potential to be customized according to your wishes. It is also possible to subdivide it into 2 residential units.

The property includes **a cellar and 2 covered parking spaces**, included in the sale price.

Ideal for families, couples or investors looking for a

profitable opportunity.

LOCATION AND SURROUNDINGS.

Brione sopra Minusio, a renowned tourist resort and luxury residential area, is famous for its sunny location and breathtaking views. The combination of architectural and artistic beauty, combined with lush Mediterranean vegetation favored by the region's subtropical climate, captivates anyone who visits.

Just a 10-minute drive away is Locarno, known for its annual Film Festival. Here you can enjoy elegant boutiques, a spacious, well-equipped beach, a yacht club, exclusive hotels, and numerous excellent restaurants. Also available are nature walks, activities such as surfing, sailing, and other water sports, as well as cruises on Lake Maggiore.

Just a 12-minute drive away is the prestigious 18-hole golf course in Ascona, along with tennis courts. The wilderness of the nearby Ticino valleys, such as the Maggia Valley and the Centovalli, offers many opportunities for hiking, trekking and biking.

Characteristics

Availability	Immediate	Year of construction	1968
Type	Apartment	Heating type	Fuel oil
Reference	0954	Heating installation	Radiator
Second home	Authorized	Living area	125 m²
Rooms	6	Terrace surface	30 m²
Bedrooms	4	Parking spaces	2
Bathrooms	3		

Object Price	CHF 790,000.-
Number of parkings	
Total (incl.)	2x

Conveniences

Neighbourhood

> City centre > Lake

Outside conveniences

> Parking

Condition

> To be renovated

View

> With an open outlook > Mountains
> Lake

Picture(s)





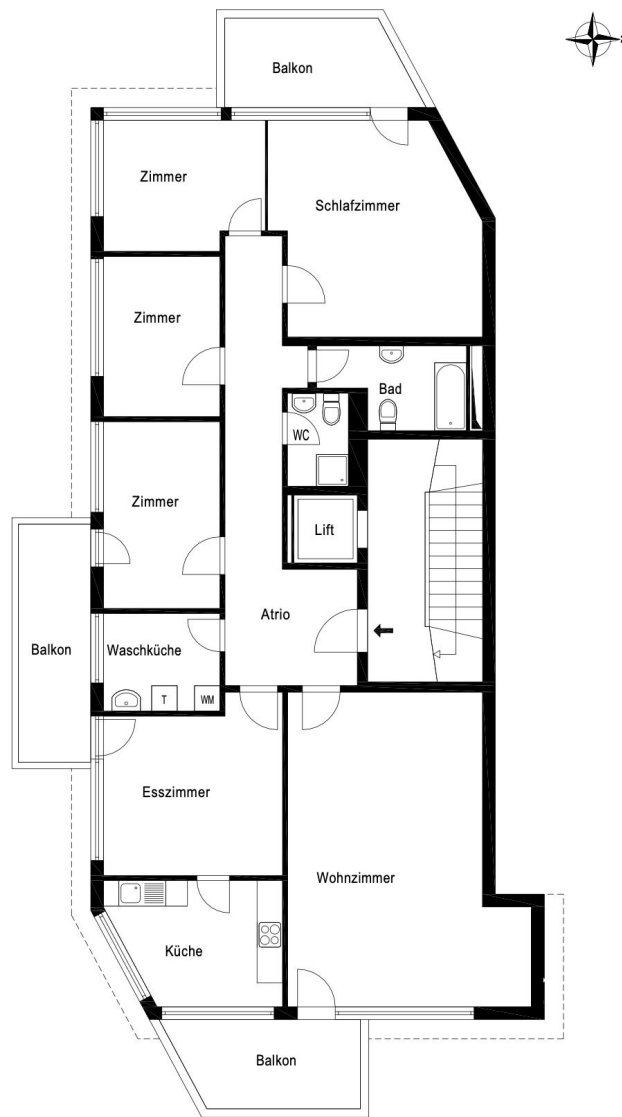












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Notes
