



CH-6600 Locarno, Via Simone da Locarno 2C

Central location - 75 m from the lake - 2 balconies - Private parking

CHF 510,000.-

SEQUOIA
CONSULTING

Property description

PRIMARY RESIDENCE ONLY

In a prime location in the heart of Locarno, just 75 meters from the shores of Lake Maggiore and a short walk from the famous Piazza Grande, we are offering for sale a bright 3.5-room apartment located on the 4th floor of a condominium building.

The property stands out for its particularly convenient and strategic location, allowing easy access on foot to the lakefront, shops, restaurants, amenities, and the train station. An ideal solution for those who wish to live in a central urban setting without sacrificing proximity to the lake and the beauty of the surrounding landscape.

Layout

The apartment has a gross living area of approximately 76 m², with well-distributed and functional rooms.

The living area includes a cozy living room and a separate kitchen, both with access to the first balcony, which measures approximately 7 m².

The sleeping area consists of two bedrooms and a bathroom. A second balcony, also measuring approximately 7 m², is accessible from both bedrooms.

The two balconies, with a total outdoor area of approximately 14 m², offer a pleasant added benefit and allow you to enjoy outdoor spaces right in the heart of the city.

A covered outdoor parking space is available for CHF 30,000, not included in the property price.

Location and Transportation

The location is one of the property's main strengths:

- Lake Maggiore: approximately 75 meters
- Piazza Grande: approximately 200 meters
- Locarno Train Station: approximately 300 meters

All of the city's main services and amenities are within easy walking distance, making the apartment particularly appealing for those who wish to limit their car use.

An Attractive Option in the Heart of Locarno

Thanks to its central location, functional layout, and two balconies, this property represents an attractive opportunity for both a couple and a small family looking for a comfortable home with excellent access to the city.

Its immediate proximity to Lake Maggiore, Piazza Grande, and the train station also gives the property

a special appeal in Locarno's residential market.

Characteristics

Availability	To agree	Location floor	4th floor
Type	Apartment	Year of construction	1968
Reference	PPP561	Latest renovations	2012
Rooms	3.5	Balconies	2
Bedrooms	2	Living area	76 m²
Bathroom	1	Terrace surface	14 m²

Object Price	CHF 510,000.-
Number of parkings	
1x Covered parking (not incl.)	CHF 30,000.-
Total price	CHF 540,000.-
Charges	CHF 4,700.-/year (Not specified)

Exterior view





Picture(s)





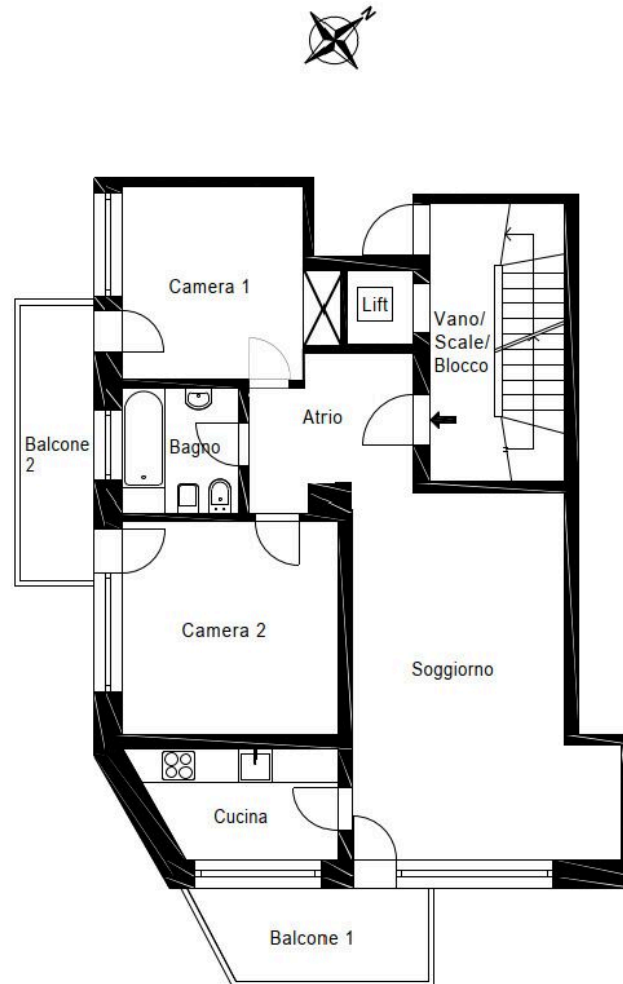








Plan



Contact

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Notes
