



FOR SALE

CH-6953 Lugaggia, In Giágh Piánca 24

Bright Apartment with Private Garden in Semi-detached House

CHF 725,000.-

SEQUOIA
CONSULTING

Property description

In Lugaggia, in a quiet and sunny residential area surrounded by greenery, just a few minutes from Tesserete and Lugano, we offer for sale a bright 3.5-room apartment located on the ground floor of a well-kept semi-detached building built in 2000.

The dwelling stands out for its private garden, vegetable garden, and numerous accessory spaces that provide comfort and functionality. An ideal solution for those who want to live in a serene and well-connected environment.

Internal distribution:

- Spacious and bright living room with fireplace, dining area and direct access to the garden and vegetable garden.
- Kitchen with custom-made furniture.
- Spacious bedroom.
- Study/second bedroom.
- Windowed bathroom with shower.
- Covered terrace with open view of the greenery.

Accessory spaces:

- 1 parking space in garage on basement level
- 3 outdoor parking spaces
- 1 tiled and heated hobby room of 20 m2
- 1 storage room
- 1 cellar
- 1 refuge room

Strengths:

- Building consisting of only two units (maximum tranquility).
- Heating system with air thermopump and underfloor coils (high energy efficiency).
- Solar panels of the latest generation with excess energy production for the benefit of condominiums.
- Quiet location surrounded by greenery, with open views.
- Ideal for families, couples or those looking for a home with a private garden.

This property represents a rare opportunity for those seeking tranquility, comfort and private outdoor space, without sacrificing proximity to the main services and the city of Lugano

Characteristics

Availability	To agree	Heating types	Heat pump, Solar
Type	Apartment	Heating installation	Floor
Reference	4553	Living area	145.7 m²
Rooms	3.5	Garden surface	112.3 m²
Bedrooms	2	Terrace surface	16.7 m²
Bathroom	1	Cellar surface	46 m²
Year of construction	2000		

Object Price	CHF 725,000.-
Number of parkings	
Interior (incl.)	1x
Exterior (incl.)	3x

Exterior view







Picture(s)



Interior view













Exterior view



Picture(s)



Contact

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Notes
