

CH-6962 Viganello, Via Pedemonte 30

Bright 3.5 Rooms with Balcony and Open View in Viganello CHF 840,000.-



#### Property description

The apartment is located in the quiet residential neighborhood of Viganello, one of the most soughtafter and well-serviced areas in the city of Lugano.

The property consists of:

- Welcoming entrance hall
- Spacious and bright living room with modern open kitchen and direct access to the covered balcony that offers a panoramic view of the greenery and Mount San Salvatore
- Master bedroom with a large built-in closet and parquet floor
- Bathroom
- WC
- Studio, an additional space ideal as a well-lit office or hobby room.

Perfect for couples, professionals or small families seeking comfort, tranquility and proximity to all amenities. Also great for those working from home due to the separate studio. Interesting solution for investors, given the strategic location near the university and hospital.



# Characteristics

Availability	To agree	Bathrooms	2
Туре	Apartment	Location floor	1st floor
Reference	7283	Heating type	Fuel oil
Rooms	3.5	Living area	89 m²
Bedrooms	2	Parking space	1

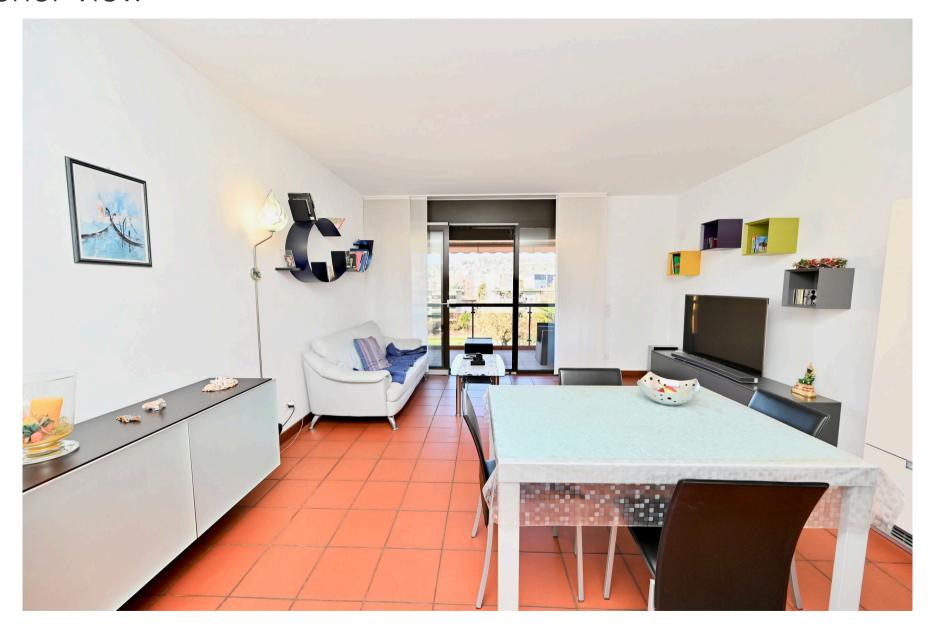
Object Price	CHF 840,000		
Number of parkings			
Total (incl.)	1x		
Charges	CHF 7,000/year (Not specified)		



# Exterior view

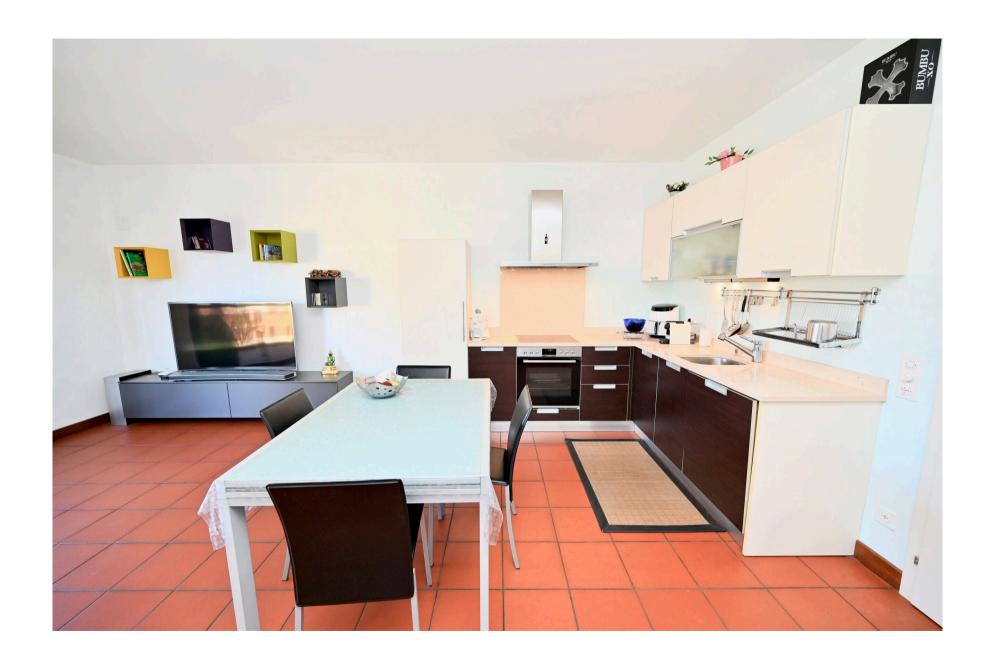


# Interior view



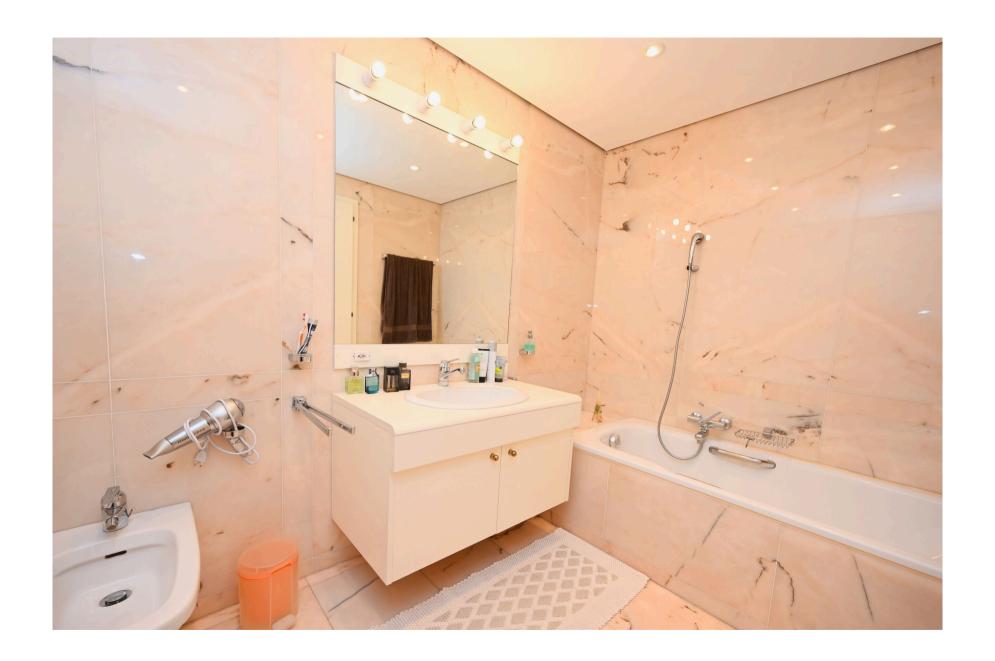


















#### Contact

#### **Sequoia Consulting Sagl**

Via Vedeggi 66b 6983 Magliaso

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

#### Your consultant

Mr. André Schmalzbauer

as@sequoiaconsulting.ch Mob.: +41 79 304 66 54

SEOLO A