

CH-6828 Balerna, Via San Gottardo 5

Building with 2 Apartments, Garden, Garage and Warehouse CHF 1,250,000.-



# Property description

In Balerna, in a central area, not far from the Serfontana shopping center, the motorway entrance and with a bus stop just 20 m away, we offer for sale two apartments with garden, terrace and spacious garage in a historic villa completely renovated in the 90's.

The villa comes with 10 parking spaces included in the price, 4 outside, 2 covered by a portico and 4 in the garage.

The object is divided as follows:

#### SECOND FLOOR (attic apartment of 169 m2):

- Two bedrooms;
- Spacious bathroom with bathtub;
- Living room with kitchen and open space dining room;
- Small terrace:
- Studio flat with private bathroom, currently rented, with the possibility of being incorporated into the main housing unit;

### GROUND FLOOR (181 m2 apartment):

- Four spacious offices;
- Kitchen;
- Toilet:
- Bathroom with shower;
- Large and sunny 57 m<sup>2</sup> terrace with pretty garden with grill, relaxation area and small pond.

#### BASEMENT:

- Cellar;
- Storage;
- Heating technical room and laundry;
- Warehouse;
- Spacious garage / additional warehouse;
- Closet;
- Shop with commercial activity started.



# Characteristics

Availability	To agree	
Туре	House	
Reference	5517	
Rooms	11	
Bedrooms	3	

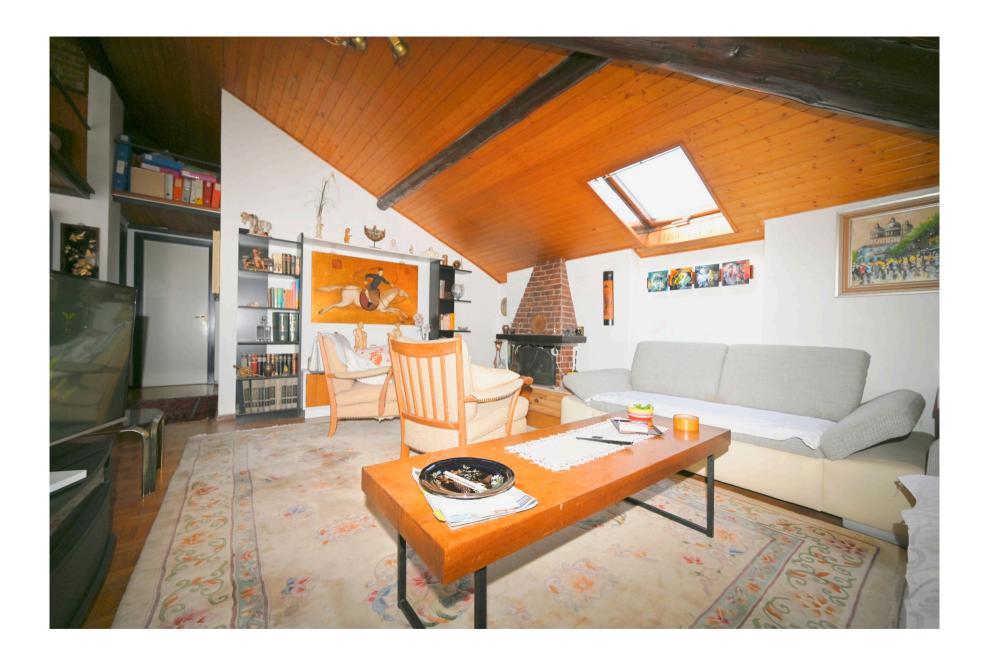
Bathrooms	4
Living area	475 m²
Ground surface	755 m²
Terrace surface	57 m²

Object Price	CHF 1,250,000
Charges	CHF 6,000/year (Not included)

# Picture(s)

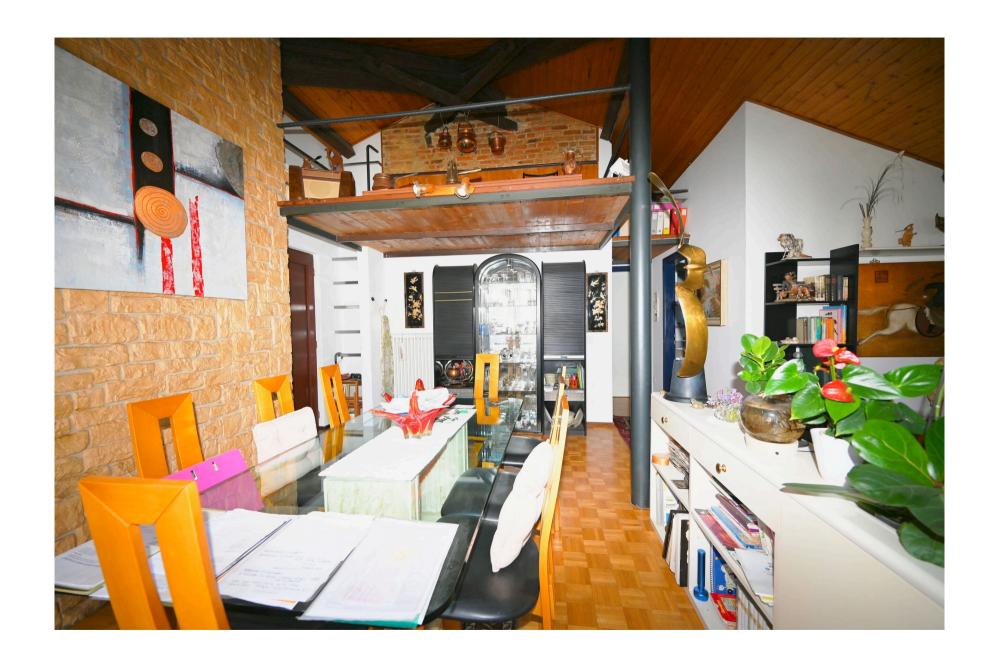










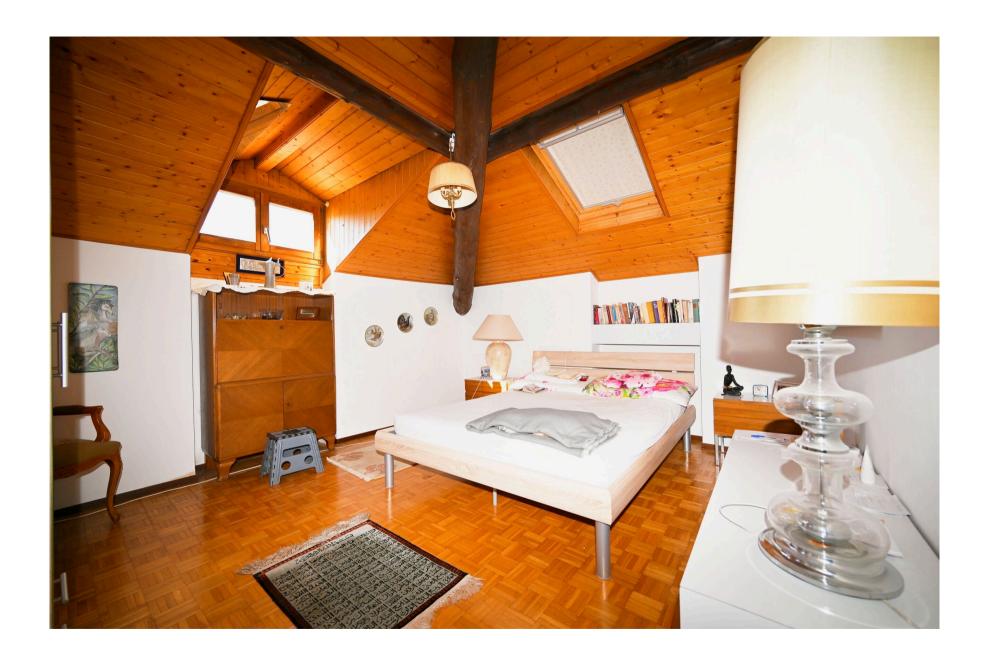






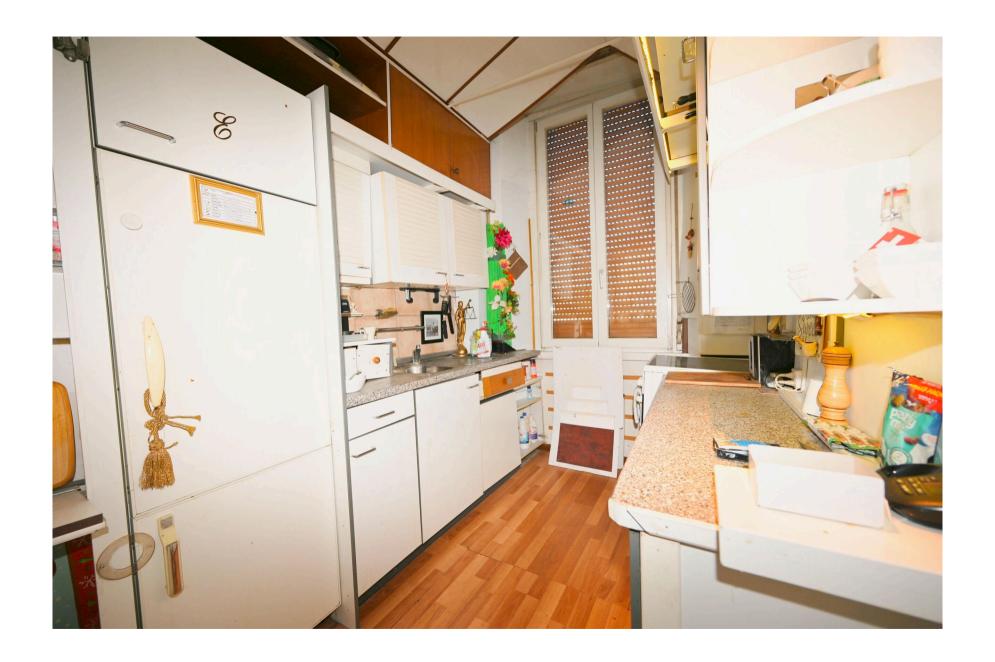








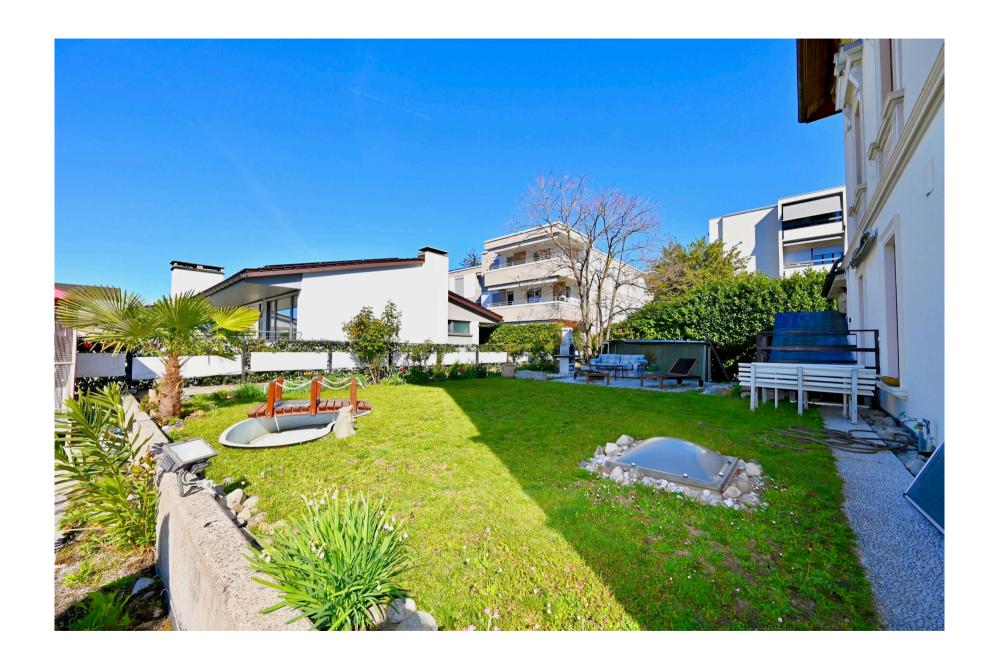
















# Contact

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