



CH-6938 Fescoggia, Pró 5

Charming House in the heart of Fescoggia - Alto Malcantone

CHF 680,000.-

SEQUOIA
CONSULTING

Property description

We offer for sale a characteristic detached dwelling on three levels, enriched by a charming loft and a small private garden, immersed in the quiet and green surroundings of Alto Malcantone.

This natural stone property with blue shutters and exposed beams combines rustic charm with modern convenience.

Main features:

- Living space of approximately 270 m²
- 6½ well-distributed and bright rooms
- Living room with dining room with fireplace
- 3 bedrooms
- 2 fully equipped kitchens
- 2 bathrooms with bathtub/shower
- Open space with pellet stove
- Loft with study/relaxation area
- Private garden ideal for outdoor moments

Furnished or partially furnished as needed.

There is 1 garage available for rent with a small yard in front, offering 1 indoor and 1 outdoor parking space.

Location & Nature

- Fescoggia is a hamlet in the municipality of Alto Malcantone, surrounded by nature and only 20 minutes from Lugano. From the house and surroundings there are beautiful open views of

mountains, valleys and breathtaking sunsets.

- Panoramic view from the 2nd floor of the house
- Walks and trails within a 5-10 minute walk
- Walking distance to the alp above Fescoggia
- Open views toward Arosio from the municipal parking lot
- Unspoiled nature, silence and clean air

The home is perfect both as a primary residence and as a vacation home in an authentic and peaceful setting, just minutes from Lugano. Perfect for families, smart workers or green lovers

Characteristics

Availability	To agree
Type	House
Reference	7050
Rooms	6.5
Bedrooms	3

Bathrooms	2
Total number of floors	3
Living area	~ 200 m²
Ground surface	~ 141 m²

Object Price	CHF 680,000.-
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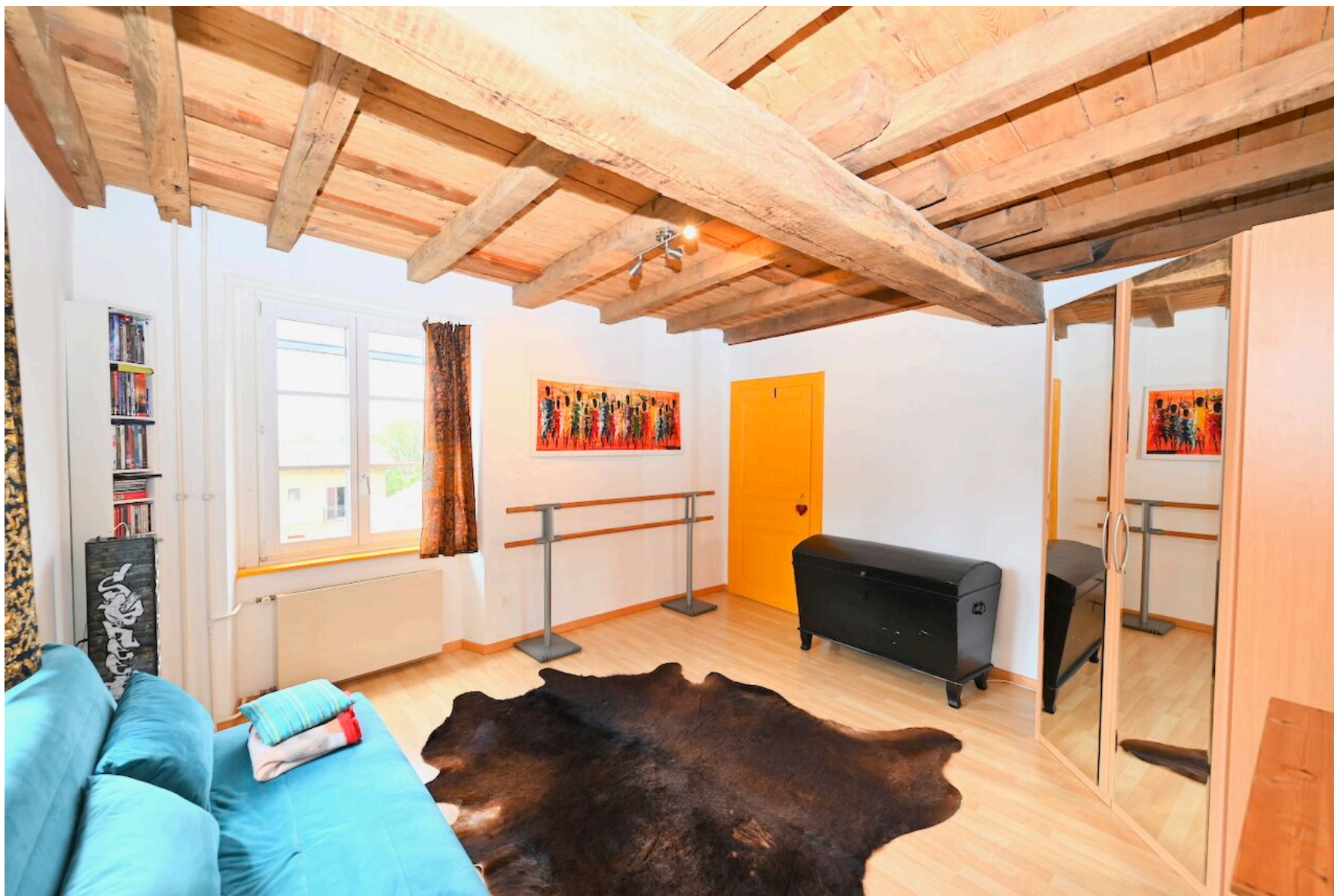
Exterior view

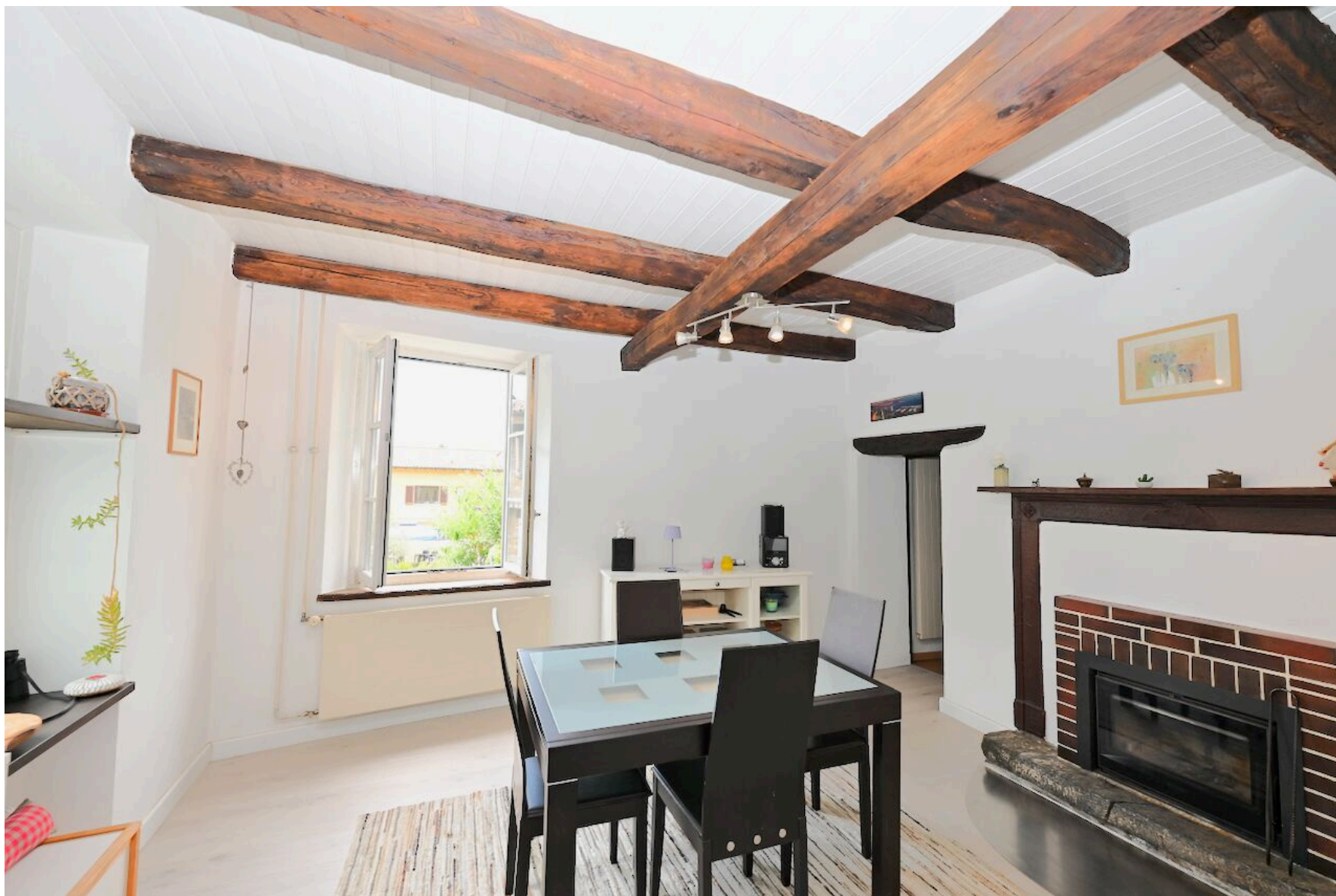




Interior view

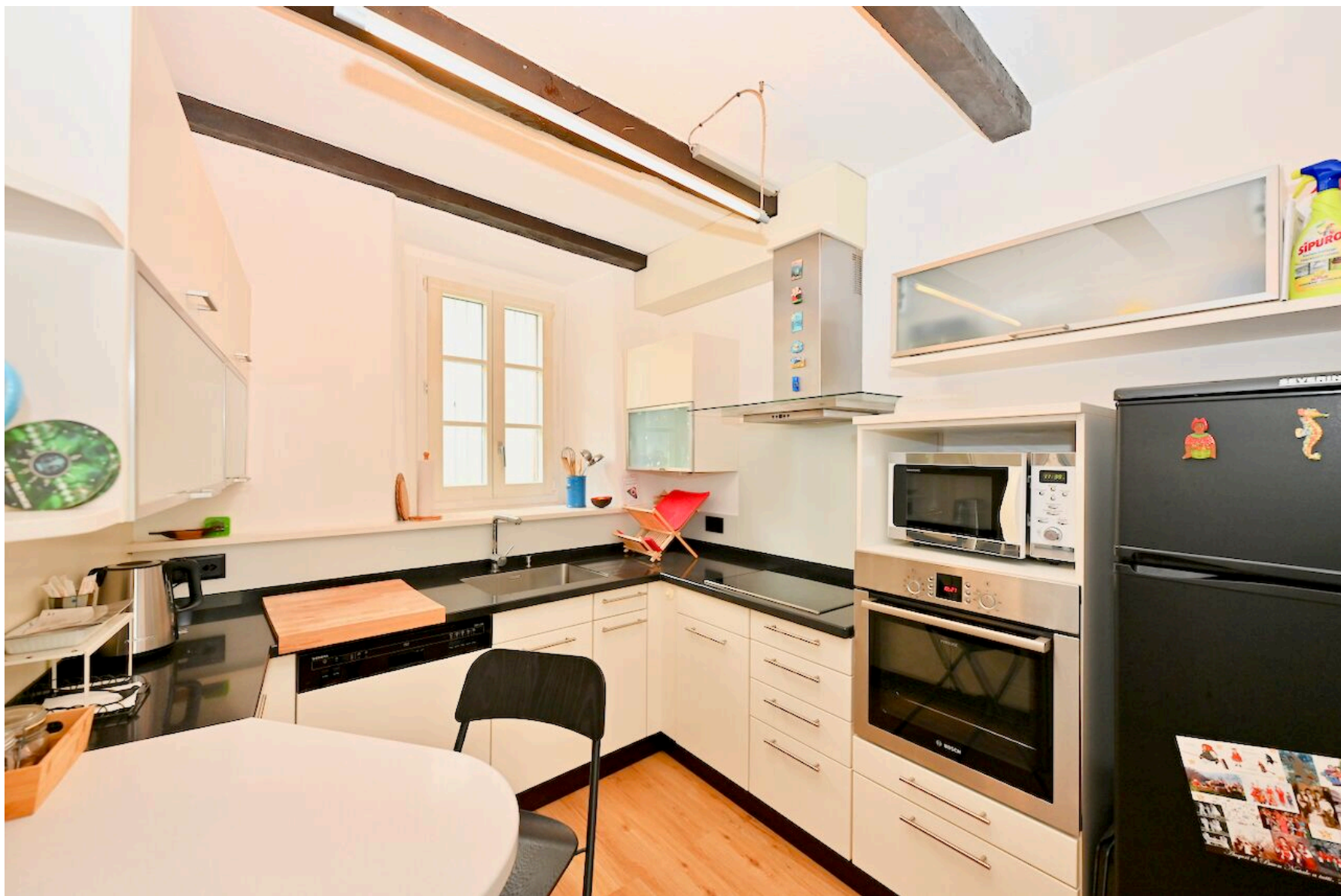


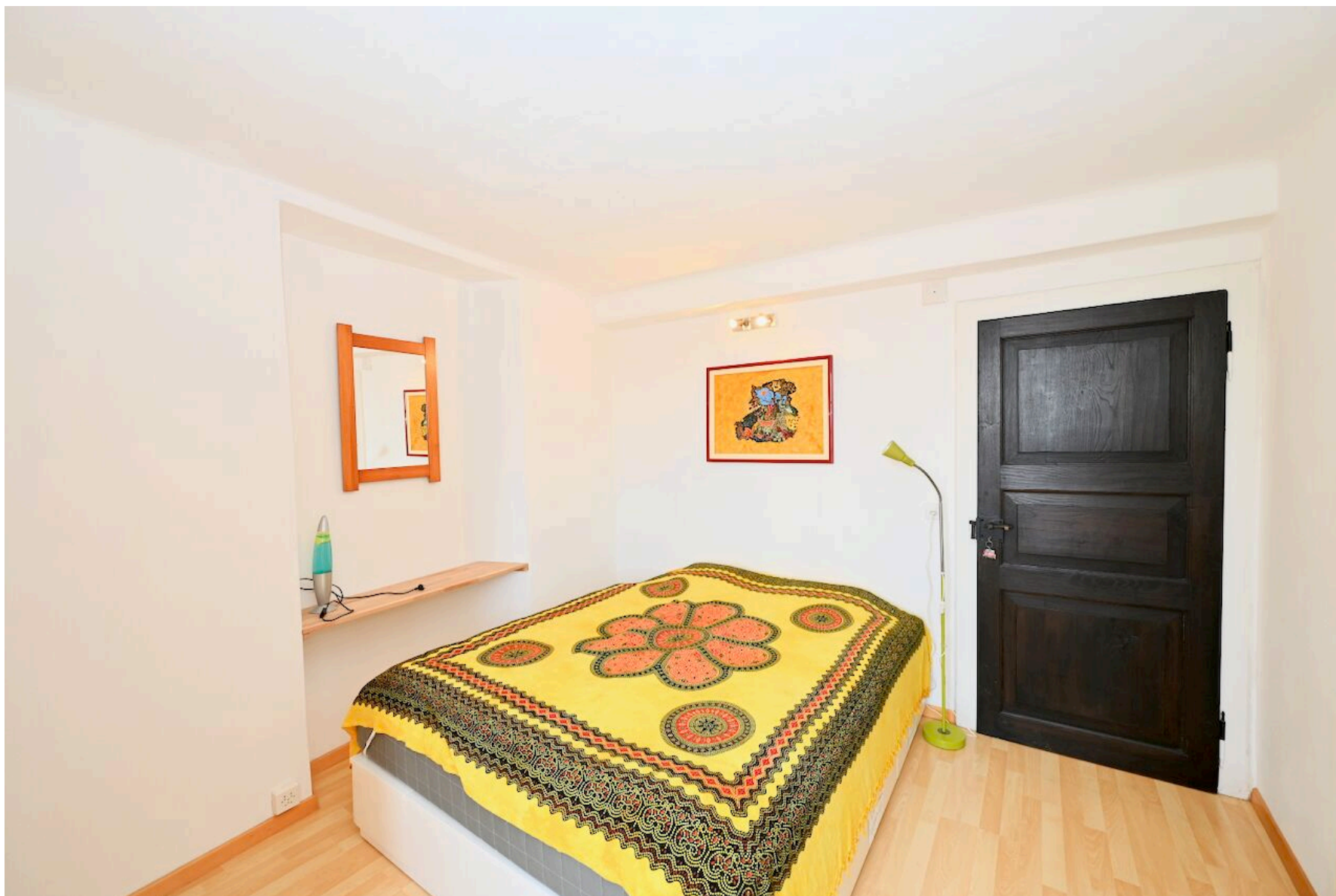






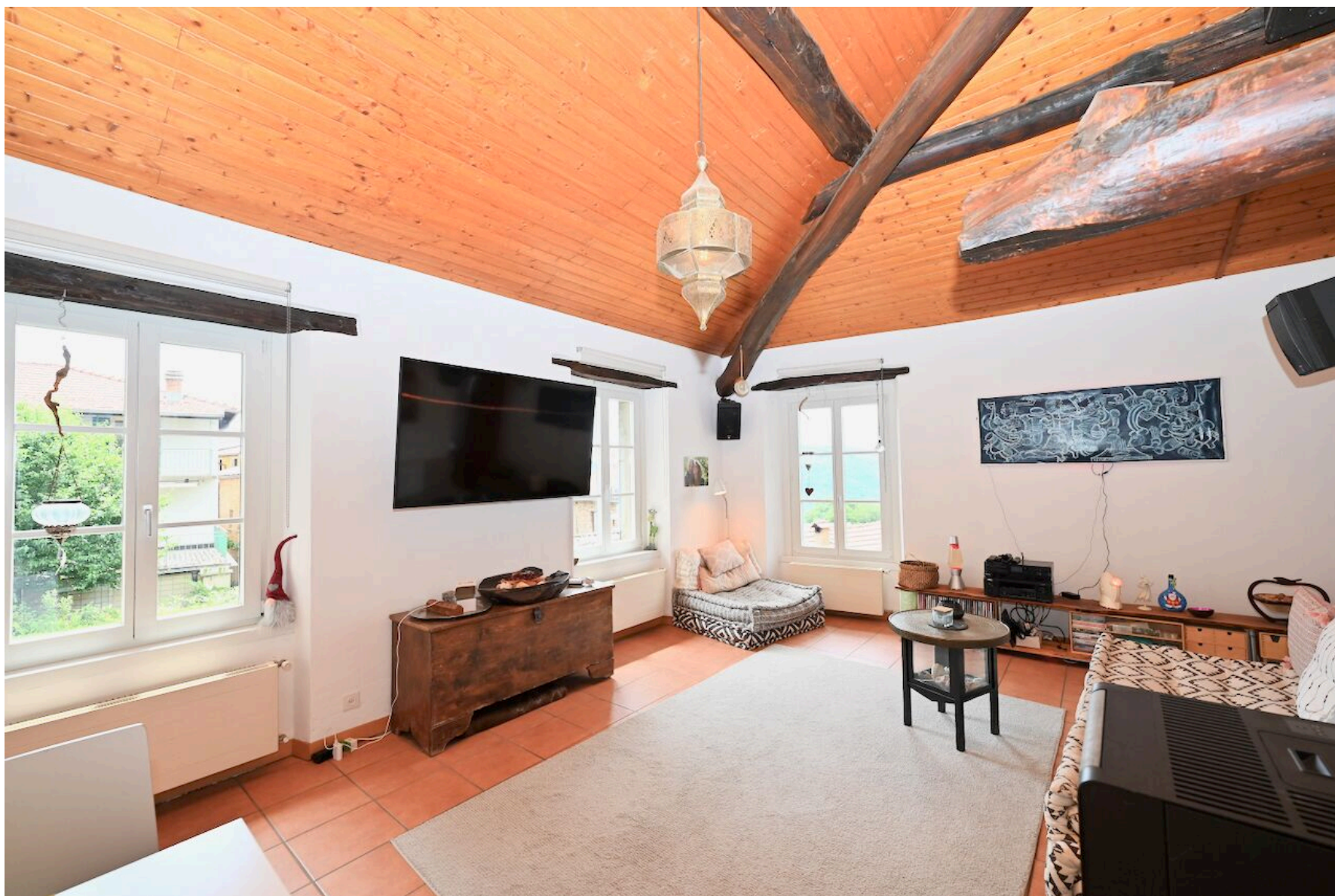








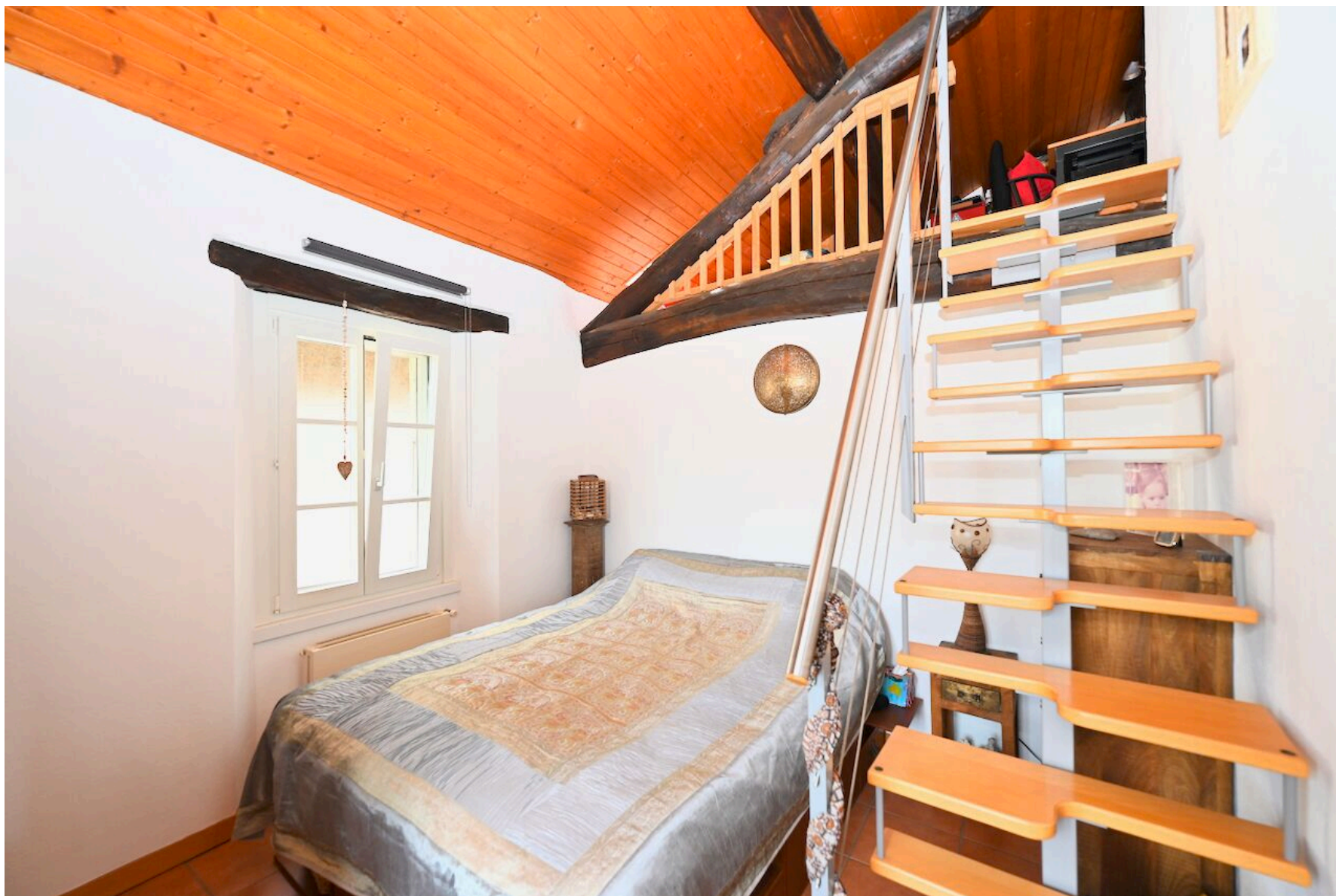
















Contact

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Your consultant

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Notes

FONTI MARIO E MARIUCCIA - MAPPALE 81 - FESCOGGIA
Riattazione casa esistente

PIAN. DI MONTAGGIO SCHEMA DELLE COLONNE	RI SA	disegnato:	data:
		Ste	10.04.98
MERIGHETTI & MANFRINI SA		modificato:	data:
		formato:	scala:
santi e riscaldamento: CH-6981 Beride		telefono 608 29 66 telefax 608 39 66	1:50
		temp. esercizio 80/60°C	

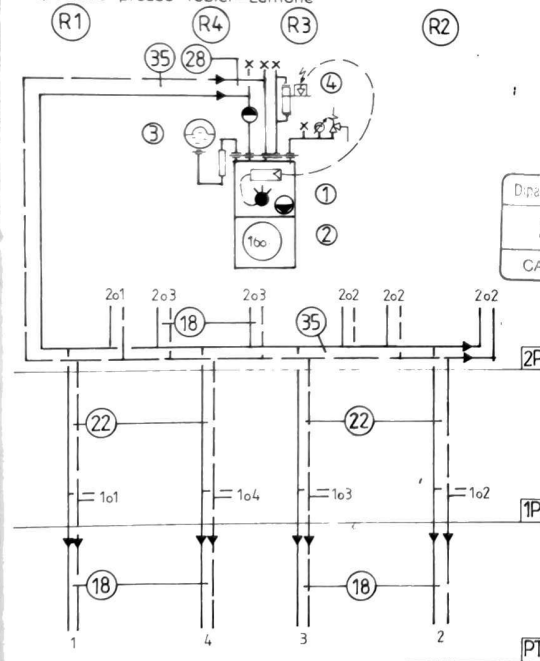
LEGENDA SCHEMA

- Centrale termica compatta CTC comprendente:
- generatore di calore tipo 323.1 enertec - Q 21-25 kW art. no. OK 1784
- bruciatore monostadio ad olio EL (LowNOx) tipo 2012-HVU
- regolazione digitale tipo AS4 art. no. RE 1293
- contatore d'esercizio tipo BST2 art. no. EM 1042
- gruppo di sicurezza e1", valvola e1/2", spurgo e manometro art. no. DV 1805
- gruppo di distribuzione e1" con miscela, motore, termometri rubinetti, incl. spine e cavi art. no. DV 1530
- pompa tipo UPS 25-60/180 e1", vel. 2 art. no. UP 1071
- cuffia bruciatore e prova di funzionamento
- messa in servizio e prova d'esercizio

- Scalda acqua sottostante CTC comprendente:
- scaldacqua tipo ENC160 - 160 litri art. no. WE 3136
- sonda ad immersione tipo QAZ 21 art. no. FU 1008
- anodo di protezione Correx incluso
- gruppo di carica con flessibili, pompa e ritegno

- Vaso d'espansione PNEUMATEX tipo PND 25
- rubinetto per la manutenzione Tabler 312.340

- Dispositivo di controllo del livello SYR tipo 933.1 disponibile presso Tabler-Lamone



LEGENDA

- Plastre Pralux termolaccate RAL 9001
attacchi riscaldamento e1/2"
spurgo aria e1/4"
scarica con detentori e3/8"

- Condotte Mannesmann da pressare
sottomuro isolate 13mm
in vista 30mm

