

FOR SALE

CH-6956 Lopagno

Charming House Surrounded by Nature in Lopagno, Capriasca

CHF 750,000.-

SELOLOIA  
CONSULTING



# Property description

**The house is not accessible by car, but by a path of about 200 m.**

In Lopagno, in the municipality of Capriasca, just 20 minutes from Lugano, we offer for sale this charming 3.5-room house, with an area of 92 sq. m., nestled in the tranquility of a large fenced garden and surrounded by a beautiful private wooded area of 6,271 sq. m.

The entrance opens onto a bright living room with a modern open-plan fully equipped kitchen, which also includes a wine cellar. Large windows provide wonderful natural lighting and offer open views of the surrounding greenery.

The outdoor area, equipped with a covered porch with barbecue and a large garden, creates a perfect space for moments of relaxation and conviviality with a striking view of the hills.

The sleeping area consists of a large master bedroom with fitted closets and a second bedroom, ideal as a study or guest room. The modern bathroom with shower is designed to ensure comfort and functionality.

The property also includes a wine cellar and a separate laundry room.

Completely renovated in 2022 (with an investment of CHF 600,000), the house boasts high-end finishes. The roof, renovated with tiled roofing, is equipped with a lightning protection system. PVC window frames with double glazing ensure excellent thermal and acoustic insulation.

The wastewater disposal system has been updated and certified in accordance with current regulations.

For heating, the house offers an efficient and innovative solution: a pellet stove with remote control and a traditional stone pine cone, which ensures a gradual release of heat, providing maximum comfort in the colder months.

Ideal both as a main residence and as a vacation home, this property represents an oasis of tranquility for those who wish to live surrounded by nature, without sacrificing the convenience of city services.

# Characteristics

Availability	<b>To agree</b>
Type	<b>House</b>
Reference	<b>2875</b>
Rooms	<b>3.5</b>
Bedrooms	<b>2</b>

Year of construction	<b>1970</b>
Latest renovations	<b>2022</b>
Living area	<b>92 m²</b>
Ground surface	<b>6,363 m²</b>

Object Price	<b>CHF 750,000.-</b>
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# Exterior view





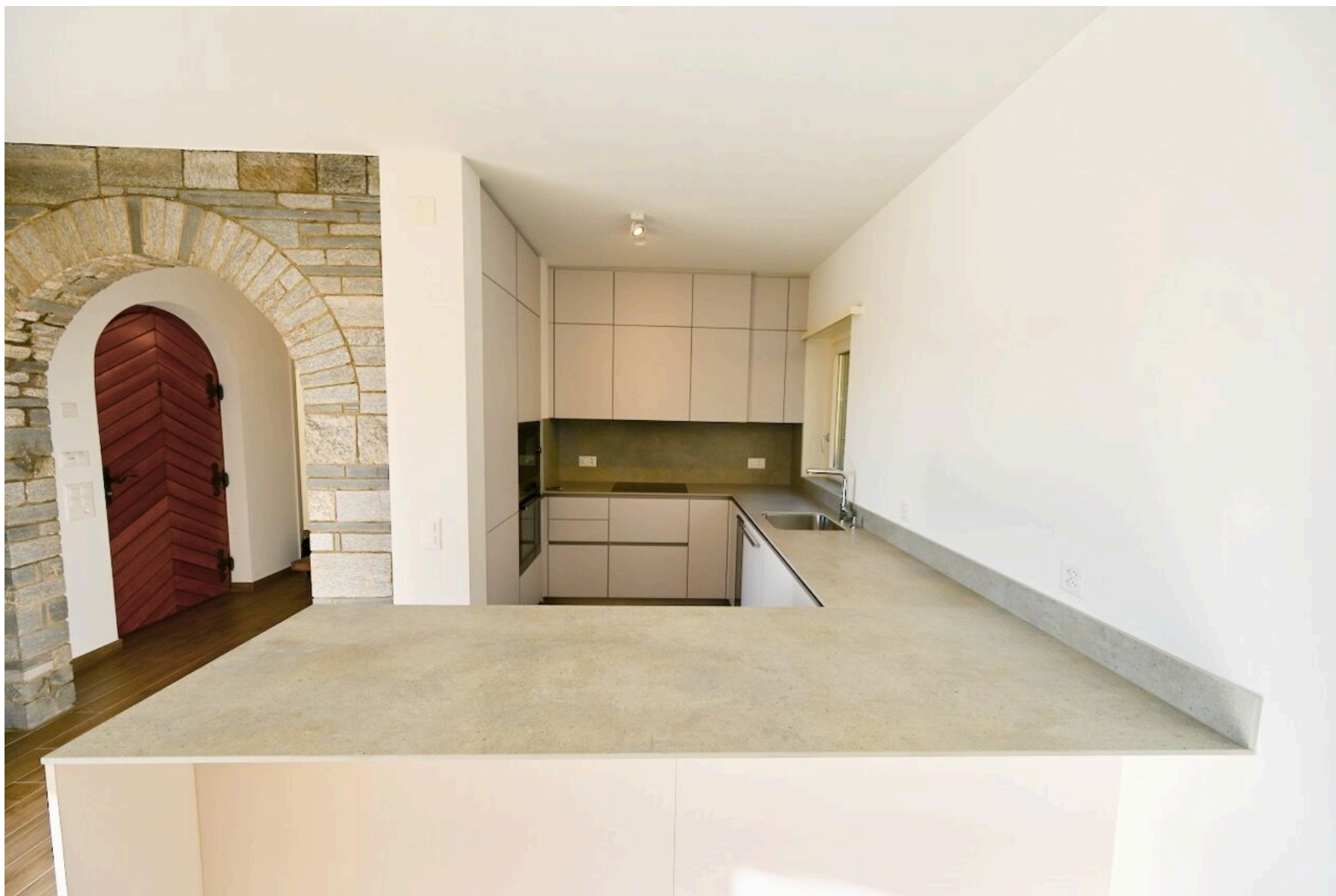




# Interior view

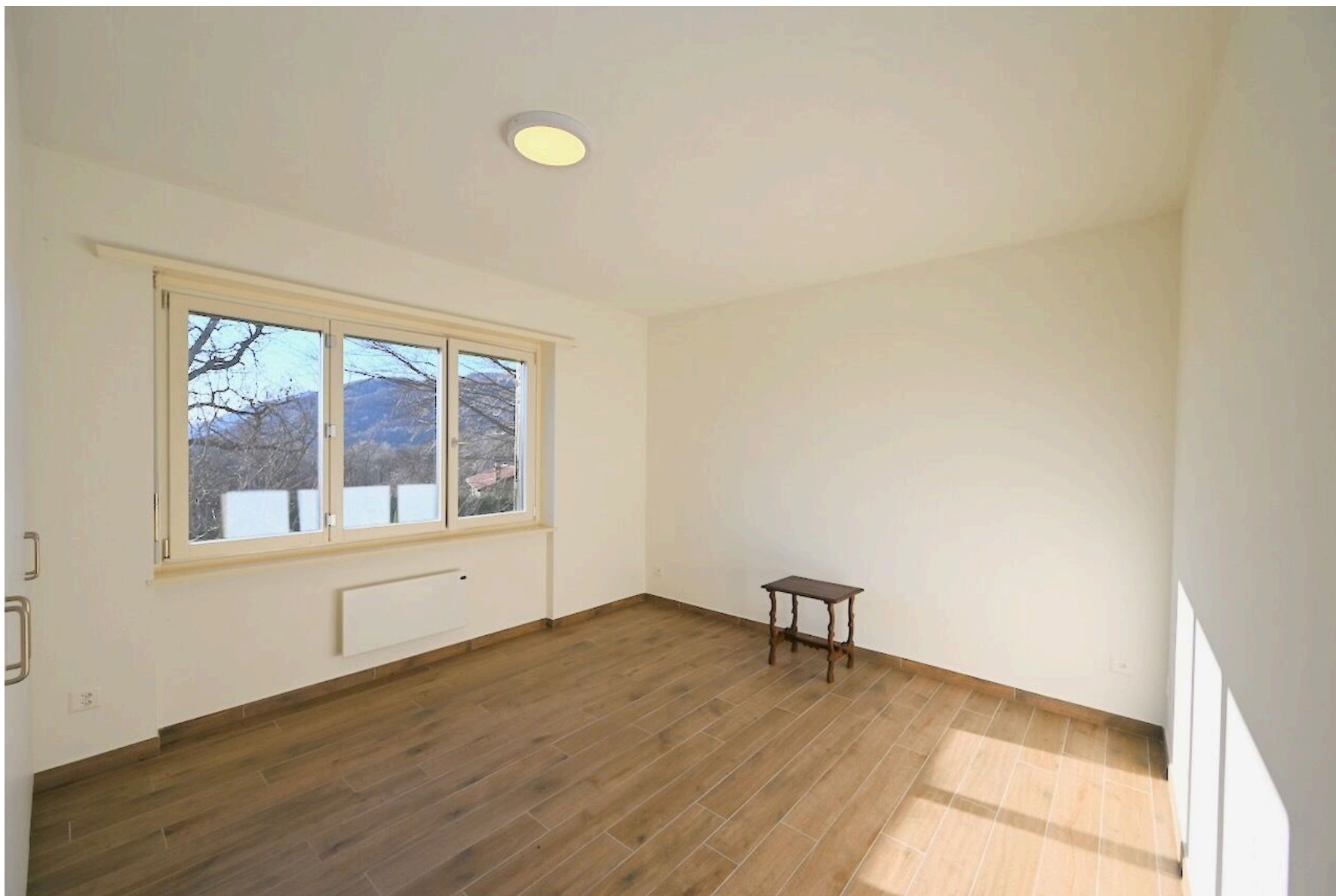
















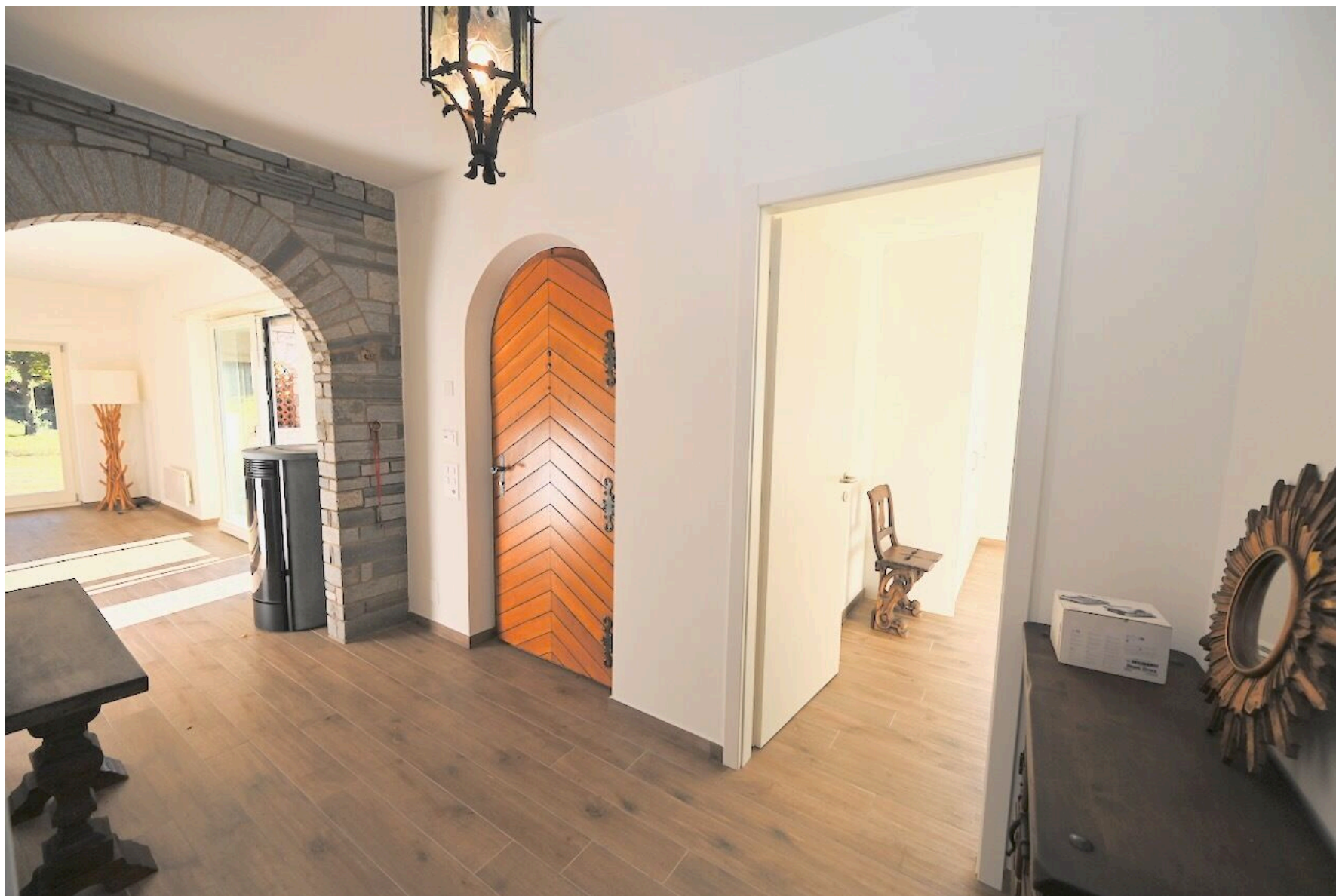


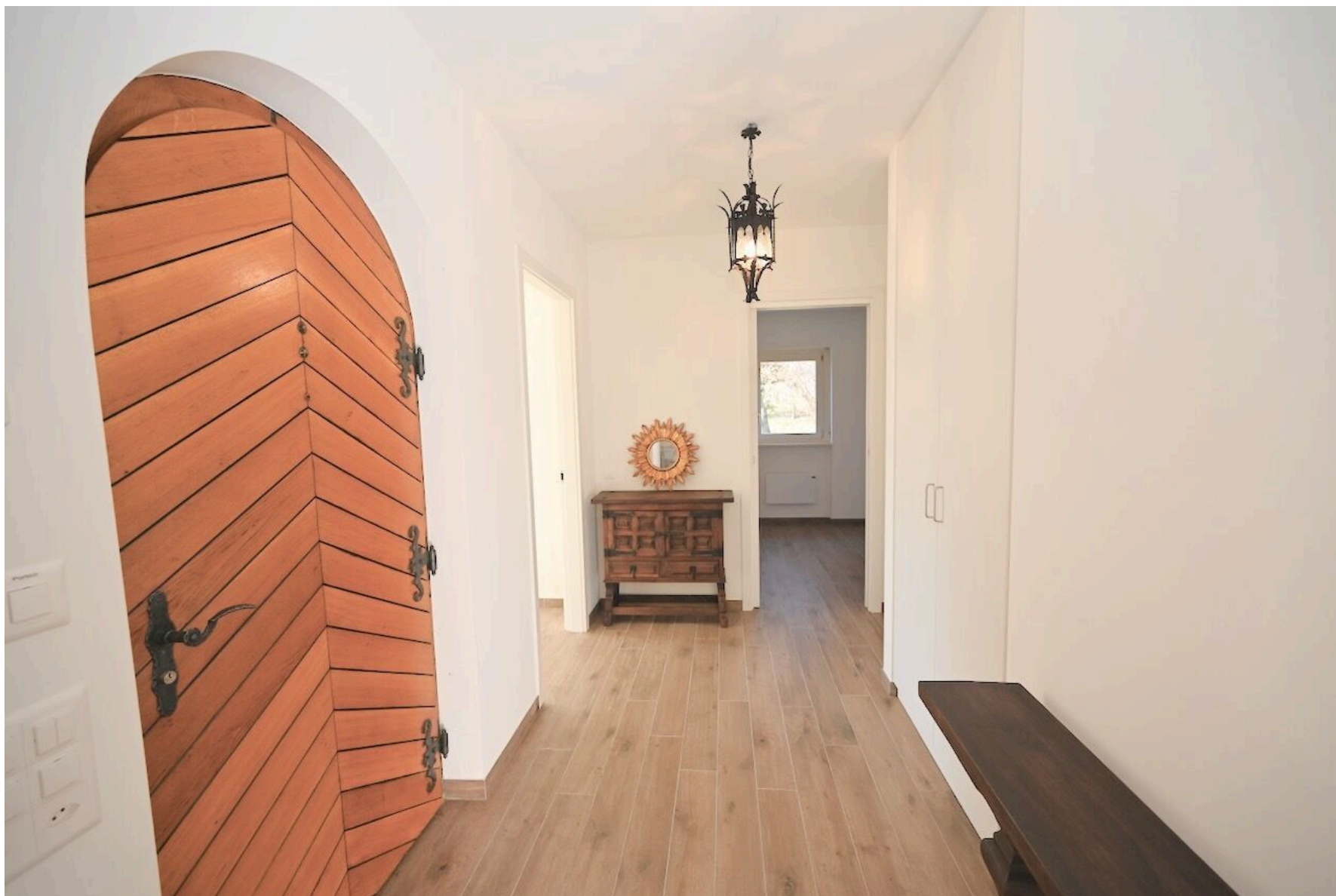














# Exterior view



# Contact

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## Your consultant

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