

CH-6826 Riva San Vitale, Via Valserrata 1c

Modern Detached House with Garden and Panoramic View CHF 1,280,000.-



#### Property description

In Riva San Vitale, in a quiet and sunny residential area, easily accessible to all services, we offer for sale this beautiful single-family house.

Built in 2007, the house is on 3 levels and features high quality finishes. It stands out for its excellent state of preservation and for the presence of a large garden with pergola, perfect for moments of relaxation.

The house has 2 fireplaces: one outside next to the pergola and one inside in the living room.

**CELLAR FLOOR:** (heated, with windows and vents):

- Laundry room-closet and heating
- 3 available rooms, one of which is prepared for the installation of a kitchen
- Cellar
- Bathroom with shower and window

#### **GROUND FLOOR:**

- Atrium with built-in closet
- Living-dining room with fireplace and exit to garden and pergola
- Kitchen open to the living room with access to the garden. The kitchen powered by gas but also prepared for electric use.
- WC with window
- Garage of 28 sqm
- Open car porch of  $3.40 \times 6.35 \text{ m}$

#### FIRST FLOOR (attic):

- Master bedroom with wardrobe closet, bathroom with chromotherapy shower and 10.40 sq m balcony
- 2 bedrooms.
- Bathroom with bathtub, shower and window

A spacious garage of 28 sq m and a covered porch for a second vehicle complete the property.

The heating system is gas, with heat distribution by means of coils, maintained regularly.

Modern equipment includes electric shutters, PVC double-glazed windows and a video surveillance system.

This property combines comfort, quality construction, and an ideal location for those seeking a serene and well-serviced environment



## Characteristics

| Availability | To agree | Year of construction   | 2007                |
|--------------|----------|------------------------|---------------------|
| Туре         | House    | Total number of floors | 3                   |
| Reference    | 9824     | Living area            | 180 m²              |
| Rooms        | 7        | Ground surface         | 421 m²              |
| Bedrooms     | 6        | Terrace surface        | 10.4 m <sup>2</sup> |
| Bathrooms    | 4        | Parking spaces         | 2                   |

| Object Price       | CHF 1,280,000 |
|--------------------|---------------|
| Number of parkings |               |
| Total              | 2x            |



# Picture(s)





## Interior view









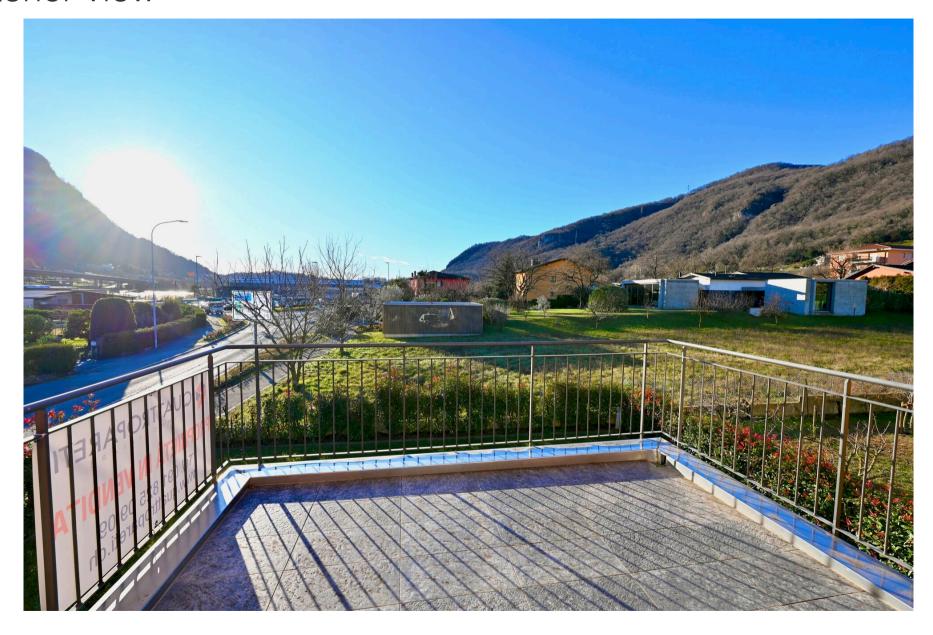








## Exterior view





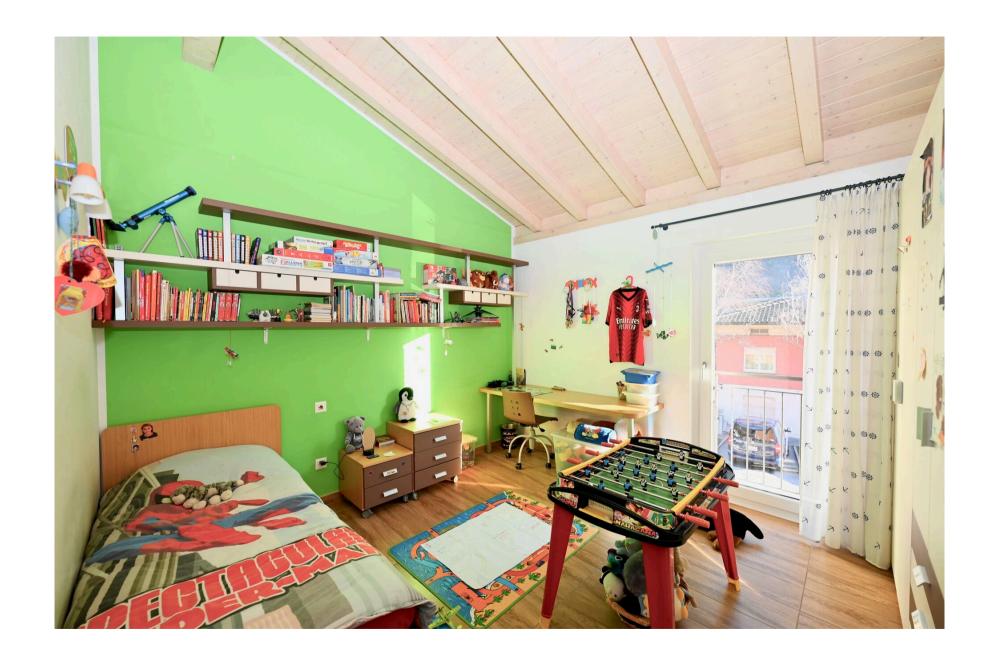
## Interior view











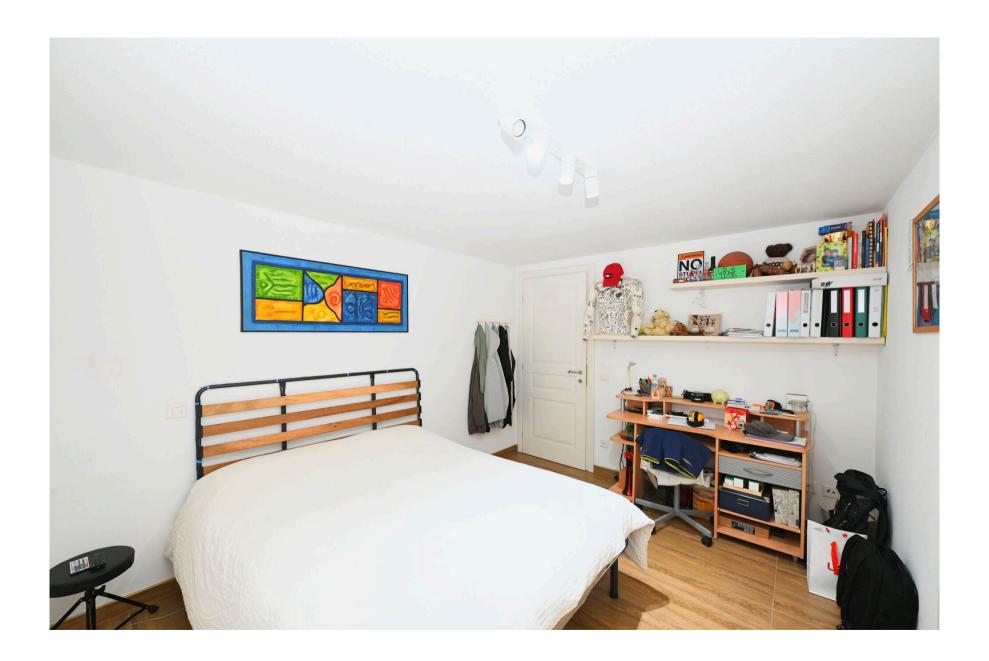




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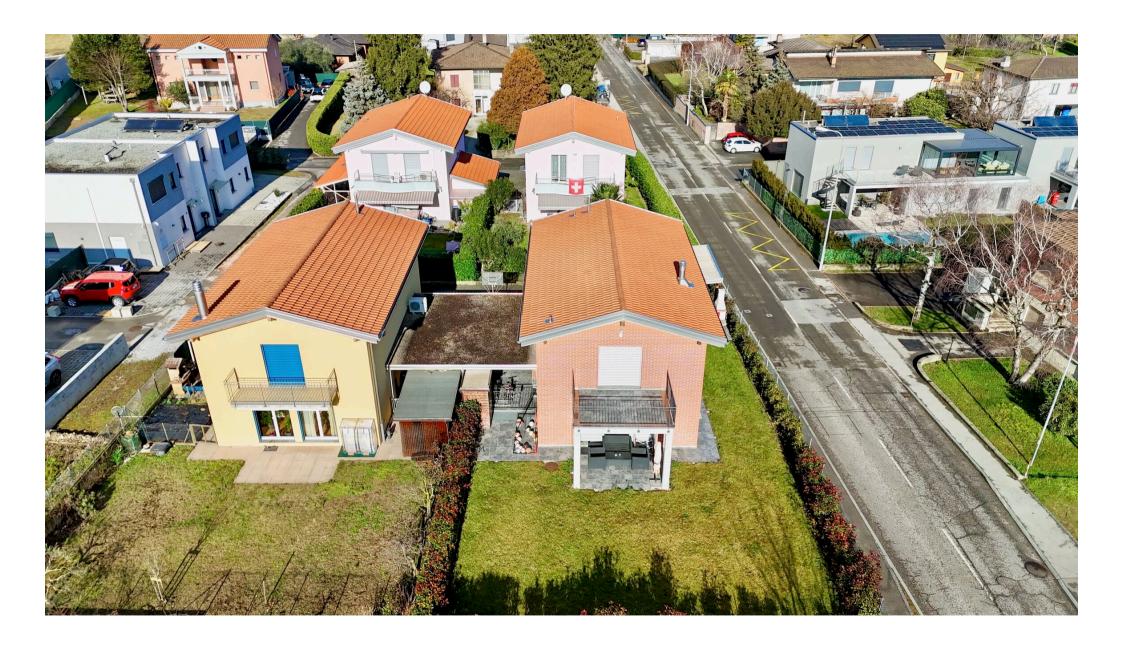




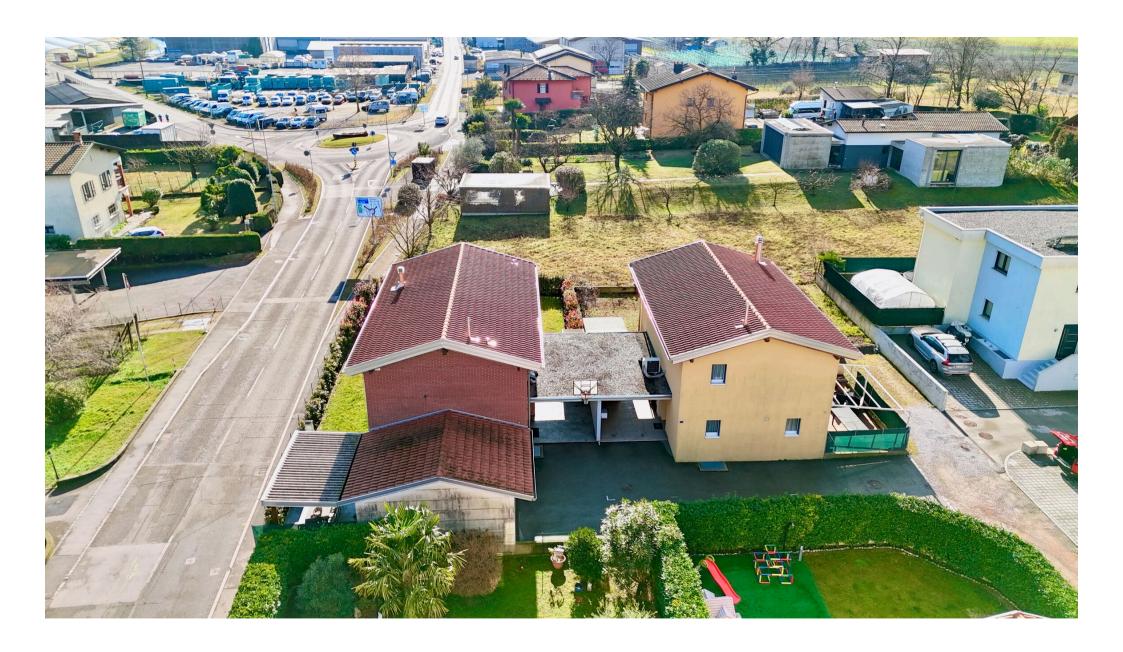














#### Contact

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