



CH-6828 Balerna, Via San Gottardo 5

Residential and Commercial Income Building in Balerna

CHF 1,250,000.-

SEOLLOIA  
CONSULTING

# 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 m2 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
Type	Residential building
Reference	4849
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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## Your consultant

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# Notes

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