



FOR SALE

CH-6929 Gravesano, Via Vallone

Modern Villa in Quiet and Panoramic Location

CHF 1,600,000.-

SEQUOIA
CONSULTING

Property description

Gravesano is ideally located on the right bank of the middle Veduggio valley, at the foot of the Penodra ascent leading to Arosio. The residential municipality is located just minutes from the Lugano Nord highway interchange and offers easy access to the shopping centers of Taverne, Vezia and Bioggio, as well as to Agno airport (10 minutes). The University of Applied Sciences and Lugano 2 High School are also within easy reach.

Villa developed on two floors with an area of approx. 320 sqm and terraces of approx. 117 sqm. The garden area is approx. 350 sqm divided into two levels.

The villa is developed on two floors with an area of ca. 320 sq.m. and has terraces of ca. 117 sq.m. The garden offers an area of ca. 350 sqm. With a population of more than 1,300, Gravesano is a quiet and friendly residential town.

UPPER FLOOR:

- Cozy covered porch leading to the entrance hall.
- Guest bathroom with window and half bath.
- Spacious and bright living room with bioethanol fireplace.
- Open-plan dining area and kitchen with island and cooktop.
- Direct access to spacious panoramic terrace.
- Separate pantry.

LOWER FLOOR: (with controlled ventilation system).

- 3 bedrooms, including a large room with the possibility of creating a bathroom.
- Large multifunctional room with provision for private bathroom.
- Bathroom with shower, infrared sauna and washing machine.
- Hobby room / game room.
- Utility room with custom cabinetry.
- Technical room with heat pump.
- Wood-effect porcelain stoneware floors.

PARKING:

- Covered carport for 2 cars
- 2 additional outdoor parking spaces

Please contact us for more information

Characteristics

Availability	To agree	Year of construction	2015
Type	Villa	Living area	320 m²
Reference	6789	Garden surface	350 m²
Rooms	4.5	Terrace surface	117 m²
Bedrooms	3	Parking spaces	4
Bathrooms	3		

Object Price	CHF 1,600,000.-
Number of parkings	
Total (incl.)	4x

Conveniences

Outside conveniences

- > Balcony/ies
- > Terrace/s
- > Covered parking space(s)
- > Parking

Inside conveniences

- > Sauna
- > Fireplace

Exterior view





Picture(s)



Exterior view





Interior view













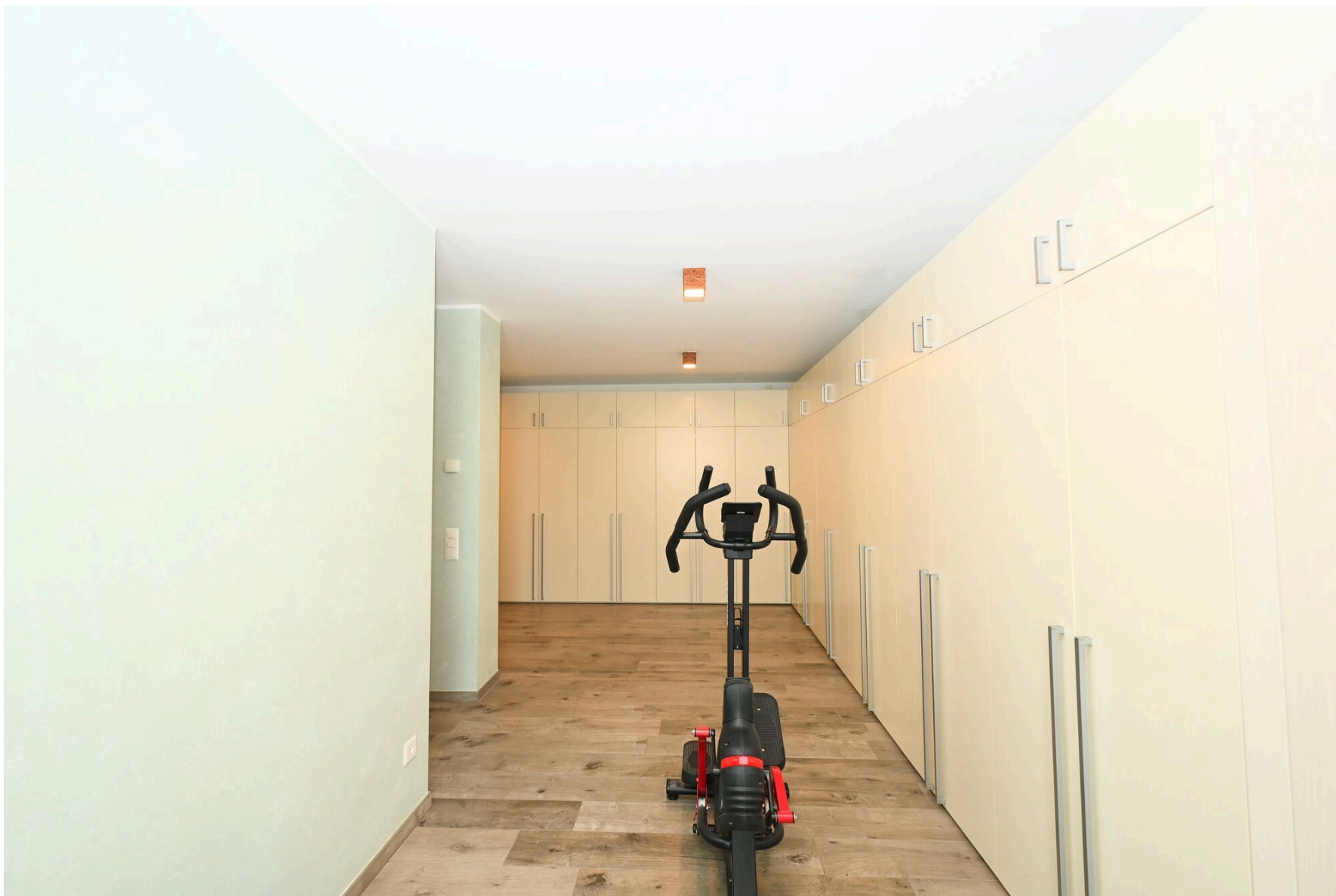
















Exterior view



Contact

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Notes
