



FOR SALE

CH-6833 Vacallo, Via Calicanto 9

Prestigious Property with Large Garden and Strong Potential in  
Vacallo

CHF 3,950,000.-

**SEQUOIA**  
CONSULTING

# Property description

In a quiet and sunny position in Vacallo, in the immediate vicinity of the sports field and just a few minutes from Chiasso and Morbio Inferiore, we offer for sale a spacious single-family villa with a large garden, ideal for those looking for privacy, greenery and convenience to services.

The property enjoys an open view of the surrounding areas and the mountains, in a private but well-connected residential context: bus stop about 200 m away, shops and services within walking distance, schools nearby and Chiasso FFS station just a few minutes away.

The villa is spread over 2 levels:

## **GROUND FLOOR:**

- Large entrance hall
- Bright living room with fireplace
- Dining room with fireplace
- Separate kitchen
- Study
- 3 bedrooms
- Bathroom
- Shower room
- Outdoor terraces

## **CELLAR FLOOR (partly semi-basement):**

- Garage connected to the house (2 parking spaces)
- Laundry-drying room

- Heating room
- Storage room / former shelter
- Ironing room
- Study
- Service with shower
- 2 cellars

A further 2 parking spaces are located in the garage on the adjacent plot.

## **Main features:**

- Large private garden
- 2 fireplaces
- Wooden windows
- Parquet flooring in the bedrooms and living area
- Granite kitchen countertop
- Oil heating with radiator distribution
- Alarm system
- Connected to the main services

The finishes are of a good standard for the construction period. The property is in a state of maintenance that is fair to good and offers interesting modernization possibilities to further enhance its potential.

Ideal for families looking for generous spaces, lovers of greenery or buyers who want to personalize a villa with character in a strategic and well-served area of the Mendrisiotto.

# Characteristics

Availability	<b>To agree</b>	Year of construction	<b>1958</b>
Type	<b>Villa</b>	Latest renovations	<b>2011</b>
Reference	<b>7677</b>	Living area	<b>485 m<sup>2</sup></b>
Rooms	<b>6</b>	Ground surface	<b>4,038 m<sup>2</sup></b>
Bedrooms	<b>3</b>	Terrace surface	<b>22 m<sup>2</sup></b>
Bathrooms	<b>3</b>	Parking spaces	<b>4</b>

Object Price **CHF 3,950,000.-**

## Number of parkings

4x Total (incl.)

# Picture(s)



# Exterior view



# Picture(s)



# Exterior view



# Interior view



























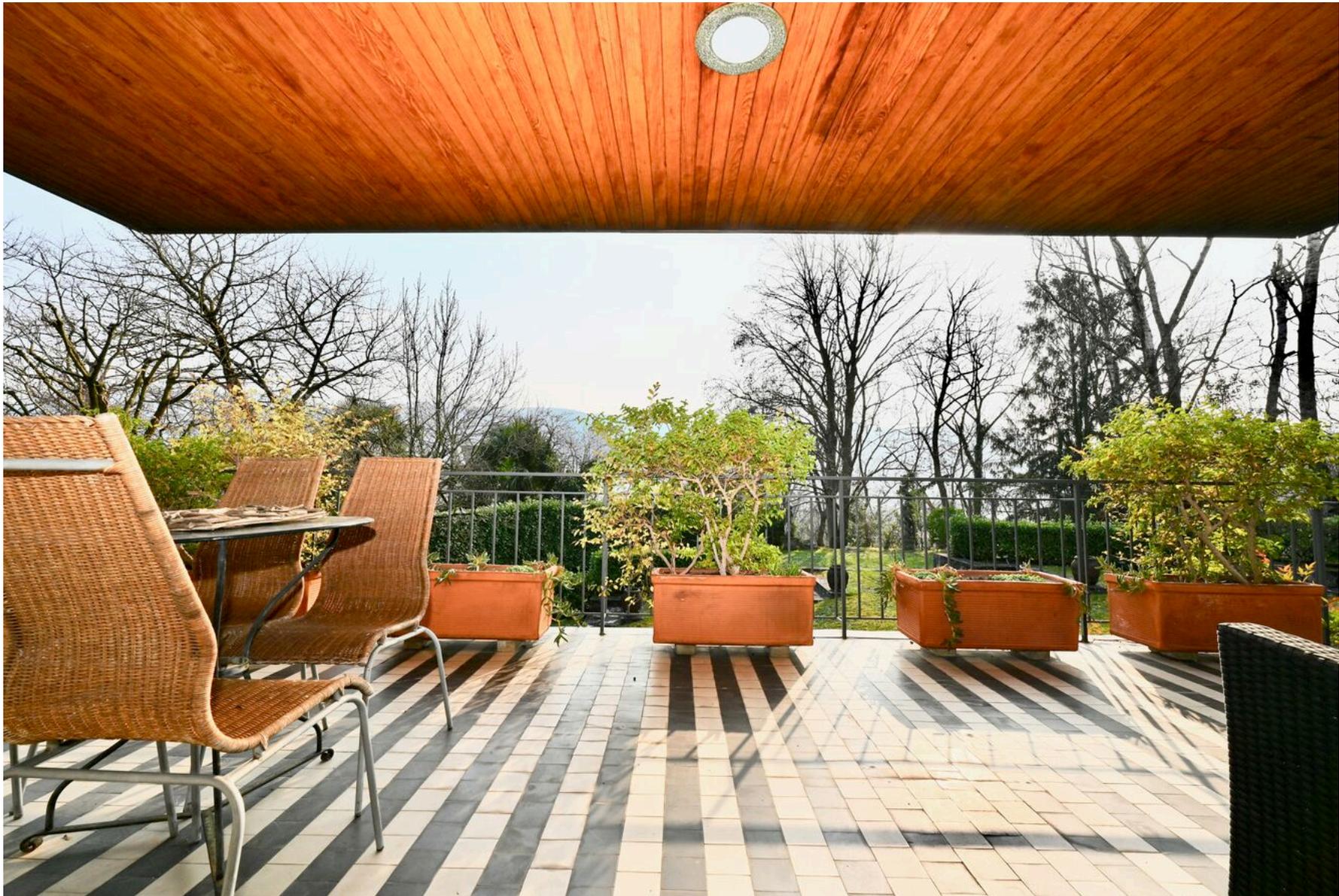


# Exterior view





# Interior view



# Exterior view



# Plan



# Contact

## Sequoia Consulting Sagl

Via Vedeggi 66b  
6983 Magliaso

Phone: +41 78 637 66 15  
fabio@sequoiaconsulting.ch  
<http://sequoiaconsulting.ch>

## Your consultant

**Mr. Ferrari Fabio**  
fabio@sequoiaconsulting.ch  
Mob.: +41 78 637 66 15

# Notes

---

---

---

---

---

---

---

---