

# Apartment for sale in Lugano Breganzona CHF 1.185.000 Ref. 3071



**140 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 4**

In Breganzona, in a quiet residential location, we offer a 4.5-room apartment in a small, completely renovated condominium.

The single-story unit offers well-distributed spaces. The living area comprises a living room with access to a first balcony and an eat-in kitchen with access to a second balcony.

The sleeping area features two single bedrooms, a full bathroom with a tub and integrated laundry room, and a master bedroom with a private bathroom and balcony. The hallway leads to a private garden overlooking the woods, ensuring privacy and shade.

From the garden you can also directly reach the communal swimming pool, located in a panoramic position.

The property includes a large parking space in the garage for CHF 50,000, a cellar, and storage space in the garage.

The apartment can also be sold as a second home.

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## Features

|                                       |                                 |
|---------------------------------------|---------------------------------|
| Code: 3071                            | Reason: Sale                    |
| Categoria: Apartment                  | Address: via Pradello, 29       |
| Zip Code: 6932                        | Municipality: Lugano            |
| Zona: Breganzona                      | Total Square Meters: 140 sq.m.  |
| Bedrooms: 3                           | Bathrooms: 2                    |
| Rooms: 4                              | State of Preservation: Restored |
| : 1                                   | : 1                             |
| Level: 1                              | Total Floor: 2                  |
| Heating: Central Heating with Counter | Parking: Carport                |
| Lift: Yes                             | Age Construction: 2020          |
| Building Costs: CHF 480               | Balconies: Present              |
| Terrace: Present                      | Garden: Private                 |
| Kitchen: Regular Kitchen              | Box: Single                     |
| Fibre optic coverage                  | Condominium Pool                |
| Electric Shutters                     |                                 |

## Nearby

|                  |                    |
|------------------|--------------------|
| Football Fields  | Tennis Courts      |
| Public Transport | Elementary Schools |
| Schools          | Restaurant         |

Post Offices

Supermarket

Pharmacy



