

## **Apartment for sale in Canobbio**

### **CHF 1.190.000**

### **Ref. 3120**



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

In a quiet residential area of Canobbio, within a recently renovated five-unit residence, we offer for sale an elegant 4.5-room penthouse with excellent finishes. The building has also been enhanced with a heat pump, solar panels, triple-glazed windows, and a home automation system, ensuring high living comfort and low condominium fees.

The property offers a bright living area with a living room, dining room, and kitchen. The sleeping area includes three bedrooms, two of which are double, and two bathrooms, one of which has an en suite window.

The building has a shared green area with a barbecue area, deck chairs, and ping pong.

The property includes a garage (50,000.-), a covered outdoor space (30,000.-) and two cellars, one of which can be used as a laundry room.

In the same residence, there is also a 4.5-room apartment on the first floor with a private garden.

REF. 3120

In a quiet residential area of Canobbio, within a recently renovated five-unit residence, we offer for sale an elegant 4.5-room penthouse with excellent finishes. The building has also been enhanced with a heat pump, solar panels, triple-glazed windows, and a home automation system, ensuring high living comfort and low condominium fees.

The property offers a bright living area with a living room, dining room, and kitchen. The sleeping area includes three bedrooms, two of which are double, and two bathrooms, one of which has an en suite window.

The building has a shared green area with a barbecue area, deck chairs, and ping pong.

The property includes a garage (50,000.-), a covered outdoor space (30,000.-) and two cellars, one of which can be used as a laundry room.

REF. 3120

## Features

|                                       |                            |
|---------------------------------------|----------------------------|
| Code: 3120                            | Reason: Sale               |
| Categoria: Apartment                  | Address: Via Campagna 11   |
| Zip Code: 6952                        | Municipality: Canobbio     |
| Total Square Meters: 130 sq.m.        | Bedrooms: 3                |
| Bathrooms: 2                          | Rooms: 4                   |
| State of Preservation: Excellent      | : 1                        |
| Level: Attic                          | Total Floor: 4             |
| Heating: Central Heating with Counter | Parking: Uncovered Parking |
| Lift: Yes                             | Building Costs: CHF 250    |
| Balconies: Present                    | Garden: Common             |
| Kitchen: Exposed Kitchen              | Box: Single                |
| Aluminum Frames                       | Shutters                   |
| Animal yes                            | Armored Door               |
| Secondary Residence : yes             | solar sistem               |
| Termo pomp                            | home Automation            |

## Nearby

|                    |              |
|--------------------|--------------|
| Football Fields    | Playgrounds  |
| Public Transport   | Kindergarten |
| Elementary Schools | Schools      |
| High Schools       | Post Offices |
| Pharmacy           |              |

## Rooms

Laundry Room

.....



