

# Single Villa for sale in Castel San Pietro

## CHF 2.700.000

### Ref. 3125



**525 sq.m. | Bathrooms: 3 | Bedrooms: 4 | Rooms: 10**

In a heavenly setting in the Castel San Pietro area, yet close to the center of Mendrisio, home to schools, an academy, gyms, and a hospital, this fantastic, high-quality villa, set in a tranquil, elevated position with unobstructed views within a park spanning over 6,500 square meters, is for sale. The villa, built in the 1940s, boasts three large bathrooms, five bedrooms, a study, kitchen, dining room, living room, and a large terrace spanning the entire front. The villa retains all the original features of its original layout and finishes.

This unique property is ideal for a large family who appreciates spacious living and privacy for each member of the family. It also features a tennis court and a landscaped garden. A peaceful oasis within easy reach of everything modern life demands (shops, supermarkets, pedestrian zones, and small cafés).

If you'd like a property like this, only needing to renovate it for a new entrance, and you love the finishes shown in the photos, please contact us.

REF. 3125

## Features

|                                    |                                 |
|------------------------------------|---------------------------------|
| Code: 3125                         | Reason: Sale                    |
| Categoria: Single Villa            | Address: via Pozzi-artisti 1    |
| Zip Code: 6874                     | Municipality: Castel San Pietro |
| Total Square Meters: 525 sq.m.     | Bedrooms: 4                     |
| Bathrooms: 3                       | Rooms: 10                       |
| State of Preservation: Be Restored | : 2                             |
| Level: Multi-Storey                | Total Floor: 3                  |
| Heating: Heating                   | Parking: Uncovered Parking      |
| Age Construction: 1944             | Balconies: Present              |
| Terrace: Present                   | Garden: Private, 5.567 sq.m.    |
| Kitchen: Regular Kitchen           | Fireplace                       |
| Winter Garden                      | Secondary Residence : yes       |

## Nearby

|                  |                    |
|------------------|--------------------|
| Tennis Courts    | Railway Station    |
| Public Transport | Elementary Schools |
| Schools          | Restaurant         |

## Rooms

|              |
|--------------|
| Laundry Room |
|--------------|







