for sale in Villa Luganese
€ 1.800.000
Ref. 114

250 sq.m. | : 3 | : 6

ELEGANT VILLA in prime residential area and situated on a small side street, so very quiet and safe, yet within walking distance to all amenities. The municipality of Stabio is well served and equipped with all school facilities, grocery stores, medical facilities, pharmacies and with the new SBB station. In two minutes you can reach the motorway.
The villa was built in the years ' 80 completely renovated in 1996/97 and very well maintained. Has a living area of ca. 250 m2 distributed over two floors and is situated on a beautiful flat land of 1 ' 506 m2.
On the ground floor we have the spacious and stylish lobby with cloakroom and a bathroom with shower. From the entrance hall leads to the large living room with monumental fireplace and marble floor with large Windows that open onto the terrace/porch before which spreads a beautiful big swimming pool. The kitchen, living area and spacious, very well equipped. From the hallway then you enter in the sleeping area with three bedrooms, two of which overlook the terrace, equipped with a large bathroom with bath and shower.
Downstairs is a spacious and beautiful fourth bedroom with bathroom with large shower and a separate entrance. We then have a great hobby room, laundry, basement/hut, the utility room and large local tools/deposit.
The floors of the day and night are in large clear tiles that add to the light House, those of the atrium and the living room are in Verona marble. The gas heating systems and serpentine in the floor.
The garden is flat and very well planted, making the very intimate and guarantee its absolute privacy. The heated swimming pool of 4 x 12 meters dominates the space in front of the living room and porch.
In a corner of the garden are a nice pergola and a lodge for tools, a garage for three cars and several parking places in the yard.
An elegant villa and genteel, with spaces and ideal qualities for a picky family!

Features

Codice: 114	Motivazione: Sale
CAP: 6855	Comune: Villa Luganese
Totale_mq: 250 sq.m.	bagni: 3
Locali: 6	

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