

# LOCARNO



4.5-room apartment with large terrace,  
garden and lake view

**CHF 2'500'000.-**

Price of parking place(s) in addition



4.5



3

n° ref. **#5408189**



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## SITUATION AND DESCRIPTION

This refined apartment of 160 sqm with terrace and garden of total 200 sqm, completely renovated in 2024, is located in Locarno Monti, in a privileged and very quiet residential area.

Access is directly from the garage or from the main entrance, which is located next to the outdoor parking spaces. The entrance corridor welcomes you inside the flat and it only takes a few steps to realise its elegance. The living area consists of a large living room with access to the terrace and a modern kitchen equipped with the latest appliances. The sleeping area consists of a master bedroom with a master bathroom, from which you also have access to the terrace, two bedrooms and a cloakroom with washing machine and tumble dryer. The terrace and garden can also be accessed from these rooms.

There is a bathroom with shower for these two rooms.

The apartment is bright, is distinguished by its refinement through the use of first quality materials (marble, woodwork and parquet) and enjoys a magnificent lake view as well as being surrounded by mountains and forests.

The residence has a heated indoor swimming pool with a lake view and a sauna.

The apartment is completed by a cellar and two parking spaces in the garage at CHF 70,000.-- each.

Secondary residence permitted.

Switzerland

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## **SURFACES**

Garden surface	100 m <sup>2</sup>
Terrace surface	100 m <sup>2</sup>
Useful surface	160 m <sup>2</sup>

## **CHARACTERISTICS**

Number of rooms	4.5
Number of bedrooms	3
Number of bathrooms	2
Costs	CHF 1'352.-/month

**INFORMATION**

Year of construction	1980
Year of restoration	2024
Heating installation	Floor
Domestic water heating system	Fuel oil
Heating system	Fuel oil

**PROXIMITY**

- Village
- Villa area
- Green
- Mountains
- Lake
- Vineyard
- Fog-free
- Residential area
- Bus stop
- Child-friendly
- Nursery
- Preschool
- Primary school
- Secondary school
- Sports centre
- Horse riding area
- Public swimming pool
- Near a golf course
- Tennis centre
- Hiking trails
- Bike trail
- Museum
- Theatre
- Religious monuments

- Hospital / Clinic
- Doctor
- Medical home

**OUTSIDE CONVENIENCES**

- Terrace/s
- Rooftop terrace
- Garden
- Exclusive use of garden
- Bench
- Quiet
- Greenery
- Covered parking space(s)
- Garage
- Visitor parking space(s)

**INSIDE CONVENIENCES**

- Wheelchair-friendly
- Lift/elevator
- Garage
- Underground car park
- Visitor parking space(s)
- Eat-in-kitchen
- Open kitchen
- Guests lavatory
- Separated lavatory
- Dressing
- Furnished
- Built-in closet
- Air conditioning
- Double glazing
- Bright/sunny

**FINANCIAL DATA**

<b>Price</b>	CHF 2'500'000.-
<b>Price park. int. ②</b>	CHF 140'000.-
<b>Total price</b>	<b>CHF 2'640'000.-</b>
<b>Availability</b>	immediately

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## **EQUIPMENT**

- Furnished kitchen
- Fitted kitchen
- Kitchen island
- Cooker/stove
- Ceramic glass cooktop
- Induction cooker
- Ceramic WOK
- Oven
- Steamer
- Warming drawer
- Microwave
- Fridge
- Freezer
- Wine cooler
- Dishwasher
- Washing machine
- Dryer
- Private laundry
- Outdoor lighting
- full finishing

## **CONDITION**

- New

## **ORIENTATION**

- South
- East

## **EXPOSURE**

- Optimal
- All day

## **VIEW**

- Nice view
- Unobstructed
- Lake
- Mountains

## **STYLE**

- Classic

















