



SEMI DETACHED HOUSE, VALSOLDA, ID 263



Price :	399 000 €	Balconies:	1
ID:	263	Property condition:	Completely restored
Section:	Sale	Distance to airport:	20 km
Property type:	House	To Como:	42.0 km
Location:	Valsolda	To Lugano (Switzerland):	10.0 km
Bedrooms:	3	To Milan:	87.0 km
Bathrooms:	1	To Milan Malpensa airport:	20.0 km
Area:	156 m²		

Property features:

- ✓ Balcony
- ✓ View on the lake

Description:

Semi detached house in Valsolda – A few steps from Lake Lugano.

Unique location.

Nestled in the charming ancient village of Cressogno, just 30 meters from the shores of Lake Lugano, this charming semi-detached house offers the perfect balance between tranquility and proximity to Switzerland (a few minutes from Lugano and the border).

A rare real estate opportunity, ideal as a main residence, second home or prestigious investment.

Finished with High Quality Materials.

Recent renovation with attention to detail.

Lombard terracotta floors and antique oak parquet.

Fine wood (chestnut and laminated beams) for a warm and elegant atmosphere.

Anti-burglary triple-glazed windows for maximum security and efficiency.

Advanced Energy Efficiency.

Tyrolean stove with automated combustion management.

Excellent thermal insulation: 11 cm of polyurethane foam in the attic.

Hybrid heat pump boiler (latest generation) for optimized energy savings.

Comfort and Refined Design.

Bathroom with freestanding JACUZZI tub and floor-level shower with hydromassage.

Custom kitchen and partial furniture included.



Large panoramic balcony with lake view.

Well-Distributed Spaces - 156 square meters.

Basement: Tavern with original tuff vault.

Ground floor: Living room and kitchen with access to the balcony.

First floor: Double bedroom and luxury bathroom.

Second floor: Two additional bedrooms.

Why is it a Great Investment?

Proximity to Switzerland: convenient for those who work or travel in the Canton of Ticino

Profitable tourism: strong demand for short-term rentals in the lake area.

Premium materials and green technologies increase value over time.

The information and data reported here are purely indicative and have no contractual value.

Are you interested in this ad?

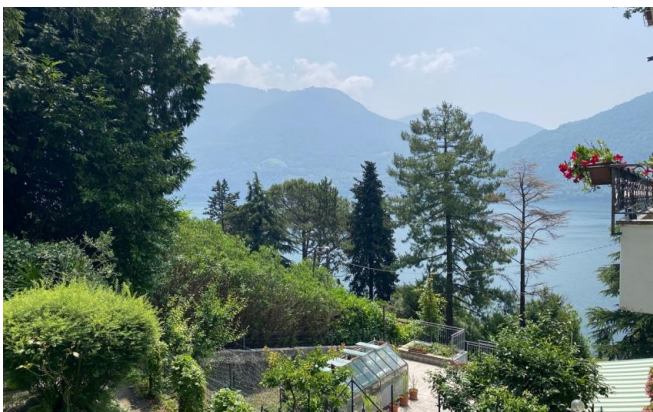
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Best Como Immobiliare - local real estate agent



Images:

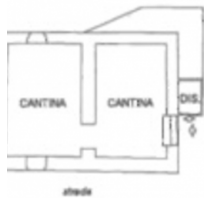








Floor plan:



MO PIANO SOTTOSTRADA
h = 2.40



PIANO TERRA
h = 2.45



PIANO PRIMO
h = 2.55



PIANO SECONDO
h = 2.40