**PIANO DI PECCIA**

3-Zi-Rustico mit Rustico zum Ausbauen

mit schöner Terrasse und tollem Ausblick

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*rustico di 3 locali con rustico da riattare*

*tranquilla, soleggiata e con bella vista*



4180/3504

Fr. 265‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 120m2

Grundstückfläche: ca. 150m2

Etagen: 3

Zustand: gut

Dusche/WC: 1

Zweitwohnsitz: ja, möglich

Heizung: Holzkesselheizung

Parkplätze: Aussenparkplatz

6695 Piano di Peccia/Lavizzara, Volpiegn

Region: Maggiatal

Lage: ruhig und sonnig

Aussicht: schöner Ausblick

Einkauf: ja

öffentlicher Verkehr: 800m

Distanz nächste Stadt: 43km

Distanz Autobahn: 63km

⚫ Beschreibung

Dieses schöne 3-Zimmer-Rustico mit 2-Zimmer-Rustico zum Ausbauen liegen an ruhiger und sonniger Lage im hinteren Maggiatal in Piano di Peccia.

Das Wohnrustico befindet sich in einem guten Zustand. Es bietet das typische rustikale und heimelige Tessiner Rustico-Ambiente auf drei Etagen. Die untere Terrasse führt ins Erdgeschoss mit Küche und Wohn-/Essbereich. Im 1. Obergeschoss befinden sich Dusche/WC sowie ein Schlafzimmer und im Dachgeschoss ist ein gemütliches, grosszügiges Dachzimmer eingebaut.

Von der grossen und schönen Aussichtsterrasse mit Cheminée und Pergola, welche über eine Treppe erreichbar ist, geniesst man einen schönen Ausblick auf die umliegenden Berge und in die Natur.

Unmittelbar oberhalb des Wohnrusticos befindet sich das 2-Zimmer-Rustico zum Ausbauen. Die Mauern und das Dach präsentieren sich in einem guten Zustand.

Das Rustico ist mit dem Auto gut erreichbar. Neben dem Haus steht ein Aussenparkplatz zur Verfügung.

In ca. 20 Minuten erreicht man Cevio, den Hauptort im hinteren Maggiatal. Hier befinden sich das Spital, Restaurants, die Schulen und Einkaufsmöglichkeiten.

Locarno mit dem Lago Maggiore liegt ca. 50 Minuten entfernt.

⚫ Highlights

* sehr ruhige, sonnige Lage
* schöne Aussicht
* Balkon und schöne Aussichtsterrasse mit Pergola
* charmantes, rustikales Ambiente
* inkl. 2-Zimmer-Rustico zum Ausbauen

⚫ Ubiciazione

⚫ Informazione sull'immobile

Superficie abitabile: ca. 120m2

Area della proprità: ca. 150m2

Condizione: buona

Piani: 3

Doccia/WC: 1

Seconda casa: si, possibile

Riscaldamento: riscaldamento con caldaia

a legna

Cantine: si

Posteggi:: 1 esterno

6695 Piano di Peccia, Volpiegn

Regione: Valle Maggia

Posizione: soleggiata e molto tranquilla

Vista: bella vista

Scule: si

Possibilità d'acquisti: si

Mezzi pubblici: 800m

Prossima città: 43km

Autostrada: 63km

⚫ Descrizione

Questo bel rustico di 3 locali con 2 locali da ampliare si trova in una posizione tranquilla e soleggiata nella parte posteriore della Valle Maggia a Piano di Peccia.

Il rustico è in buone condizioni. Offre il tipico ambiente rustico e casalingo ticinese su tre piani. La terrazza inferiore conduce al piano terra con cucina e zona soggiorno/pranzo. Al 1° piano c´è una doccia/WC e una camera da letto, e nella mansarda c´è un´accogliente e spaziosa mansarda.

Dalla grande e bella terrazza panoramica con camino e pergola, raggiungibile tramite una scala, si può godere di una bella vista delle montagne e della natura circostante.

Direttamente sopra il rustico abitabile c´è il rustico di 2 stanze da convertire. I muri e il tetto sono in buone condizioni.

Il rustico è facilmente raggiungibile in auto. Accanto alla casa c´è un parcheggio esterno.

In circa 20 minuti raggiunge Cevio, il paese principale della retrostante Valle Maggia. Qui troverà l´ospedale, ristoranti, scuole e negozi.

Locarno con il Lago Maggiore è a circa 50 minuti.

⚫ Highlights

* bella vista
* posizione molto tranquilla e soleggiata
* balcone e bella terrazza panoramica con pergola
* ambiente affascinante e rustico
* incl. rustico di 2 stanze da ampliare

Wohn-/Essraum mit Küche, 2 Zimmer und Bad *entrata, cucina/pranzo, bagno e 2 camere*













Keller und Aussichtsterrasse *cantina e terrazza con bella vista*













2-Zimmer-Rustico zum Ausbauen, Parkplatz *rustico di 2 locali da riattare, parcheggio*







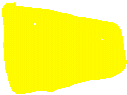




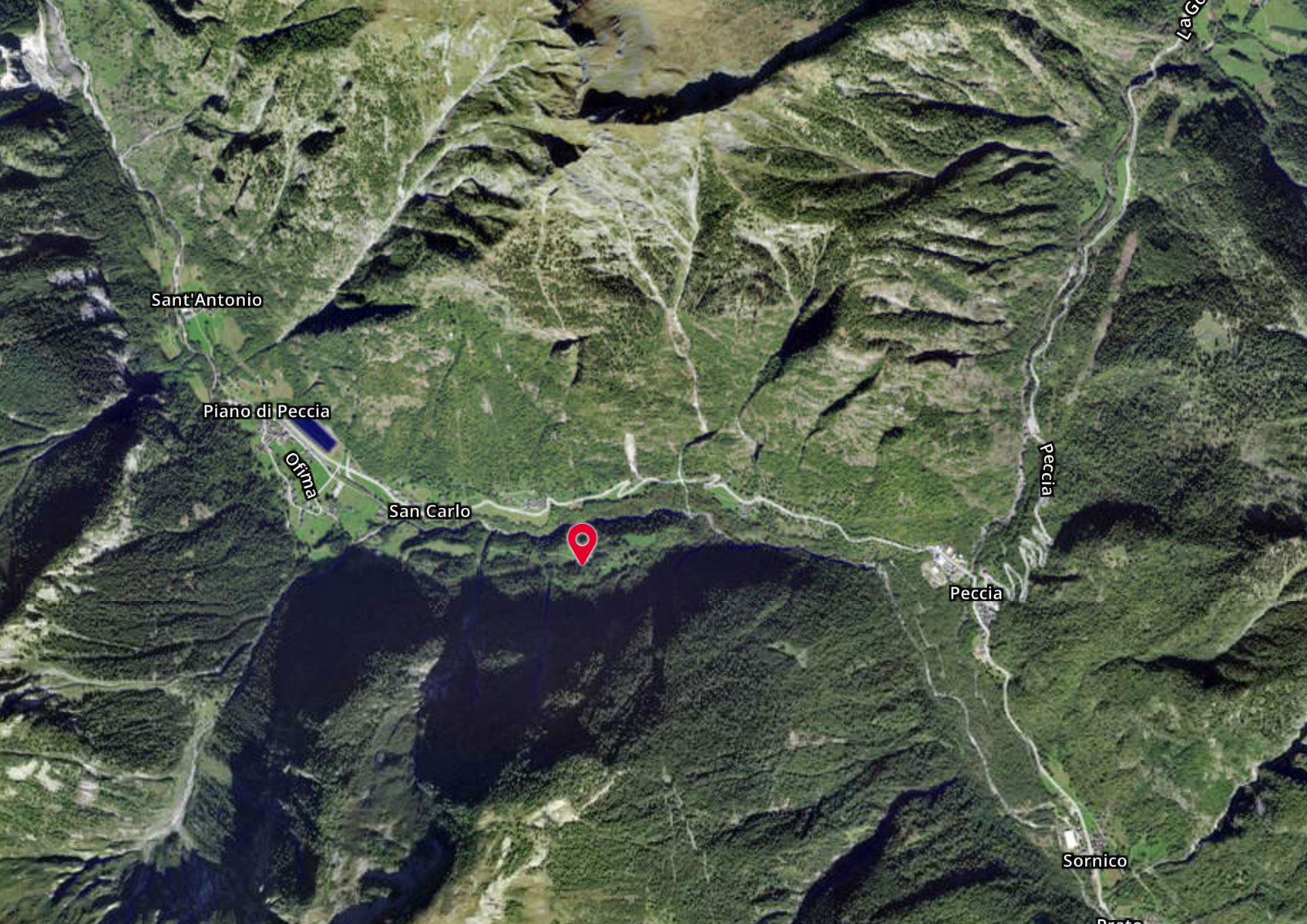


![Ein Bild, das Baum, Waffe enthält.

Automatisch generierte Beschreibung](data:image/jpeg;base64,/9j/4AAQSkZJRgABAQEAwADAAAD/4Vr0RXhpZgAATU0AKgAAAAgACAALAAIAAAAmAAAIegESAAMAAAABAAEAAAExAAIAAAAmAAAIoAEyAAIAAAAUAAAIxgE7AAIAAAAXAAAI2odpAAQAAAABAAAI8pydAAEAAAAuAAARduocAAcAAAgMAAAAbgAAEaQc6gAAAAgAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAFdpbmRvd3MgUGhvdG8gRWRpdG9yIDEwLjAuMTAwMTEuMTYzODQAV2luZG93cyBQaG90byBFZGl0b3IgMTAuMC4xMDAxMS4xNjM4NAAyMDIxOjA4OjE1IDExOjAzOjU0AENocmlzdG9waCBHZWllcnNiZXJnZXIAAAAGkAMAAgAAABQAABFMkAQAAgAAABQAABFgkpEAAgAAAAM3MgAAkpIAAgAAAAM3MgAAoAEAAwAAAAEAAQAA6hwABwAACAwAAAlAAAAAABzqAAAACAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA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#### TICINO | Ascona

TICINO | Piano di Peccia/Lavizzara

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