**MALVAGLIA**

grosses Dorfhaus mit Rustico zum Ausbauen

an sehr ruhiger, sonniger Lage mit Garten

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*grande casa nel nucleo con rustico*

*da riattare*

*soleggiata, tranquilla e con giardino*



Fr. 295‘000.--

⚫ Standort | Umgebung

⚫ Eckdaten | Ausstattung

Wohnfläche: ca. 900 m2

Grundstückfläche: 564 m2

Baujahr: 1900

Etagen: 4

Zustand: zum Renovieren

Garten: zwei getrennte

Keller: ja

Parkplätze: öffentliche PP

6713 Malvaglia, via Ronchetti

Region: Bleniotal

Lage: sonnig und zentral

Aussicht: schöner Ausblick

Schulen: ja

Einkauf: 500m

öffentlicher Verkehr: 400m

Distanz nächste Stadt: 8km

Distanz Autobahn: 27km

⚫ Beschreibung

Dieses große vierstöckige Gebäude befindet sich an zentraler und sonniger Lage im nördlichen Teil von Malvaglia im schönen Bleniotal.

Das Hauptgebäude wurde von 1900 bis vor 30 Jahren im Erdgeschoss als Restaurant geführt und befindet sich derzeit in einem guten Grundzustand. Es muss komplett renoviert werden.

Neben dem großen Haus verfügt das Anwesen über zwei kleine Gärten und ein zweistöckiges Häuschen zum Renovieren. Eine schöne Aussicht erstreckt sich auf die umliegenden Berge.

Das Haus kann in ein Mehrfamilienhaus mit mindestens vier Wohnungen, als B&B oder als Zuhause einer großen Generation umgewandelt werden.

Das Anwesen ist mit dem Auto gut zu erreichen. In unmittelbarer Nähe befinden sich viele örtliche Parkplätze.

Die Bushaltestelle und Einkaufsmöglichkeiten befinden sich in unmittelbarer Nähe.

Die Fahrt nach Biasca dauert ca. 10 Minuten und nach Bellinzona 25 Minuten.

Im Dorf gibt es Schulen und Einkaufsmöglichkeiten.

⚫ Highlights

* zentrale und sonnige Lage im Dorfzentrum
* schöne Aussicht
* diverse Möglichkeiten zum Um-/Ausbau: Mehrfamilienhaus mit 4 Wohnungen, B&&,…
* zwei kleine Gärten
* Zufahrt
* ausgezeichnete Autobahn-/ÖPNV-Anbindung

Posizione | Dintorni

⚫ Descrizione dell’immobile

Superficie abitabile: ca. 900 m2

Superficie terreno : 564m2

Anno di costruzione: 1900

Piani: 4

Stato: da riattare

Giardino : due separati

Cantina : si

Posteggi : parcheggio pubblico vicino

6713 Malvaglia, via Ronchetti

Regione: Val di Blenio

Posizione: soleggiata e centrale

Vista: bella vista

Scuole: si

Acquisti: 500m

Trasporto pubblico: 400m

Distanza prossima città: 8km

Distanza autostrada: 27km

Descrizione

Questo grande stabile di quattro piani è situato in posizione tranquilla e soleggiata nella parte settentrionale di Malvaglia nella bellissima valle di Blenio.

L’edificio principale originario del 1900 fino a 30 anni fa era gestito come una trattoria al piano terra, ed attualmente si trova in buone condizioni di base. Ha bisogno di essere completamente rinnovato.

Oltre alla grande casa, la proprietà dispone di due piccoli giardini e di un rustico su due piani da ristrutturare. Una bella vista si estende alle montagne circostanti.

La casa può essere trasformata in una casa plurifamiliare con un minimo di quattro appartamenti, come B&B o come casa di una grande generazione.

La struttura è facilmente raggiungibile in auto. Ci sono molti parcheggi comunali nelle immediate vicinanze.

La fermata dell'autobus e la possibilità di acquisti sono nelle immediate vicinanze.

Il viaggio per Biasca dura circa 10 minuti e per Bellinzona 25 minuti. Nel comune sono negozi e le scuole.

⚫ Highlights

* posizione centrale e soleggiata nel centro del paese
* bella vista
* varie possibilità di conversione/ampliamento: condominio con 4-5 appartamenti, B&&
* comprende anche un rustico da riattare
* due piccoli giardini
* accesso
* ottimo collegamento autostradale/mezzi pubblici

























































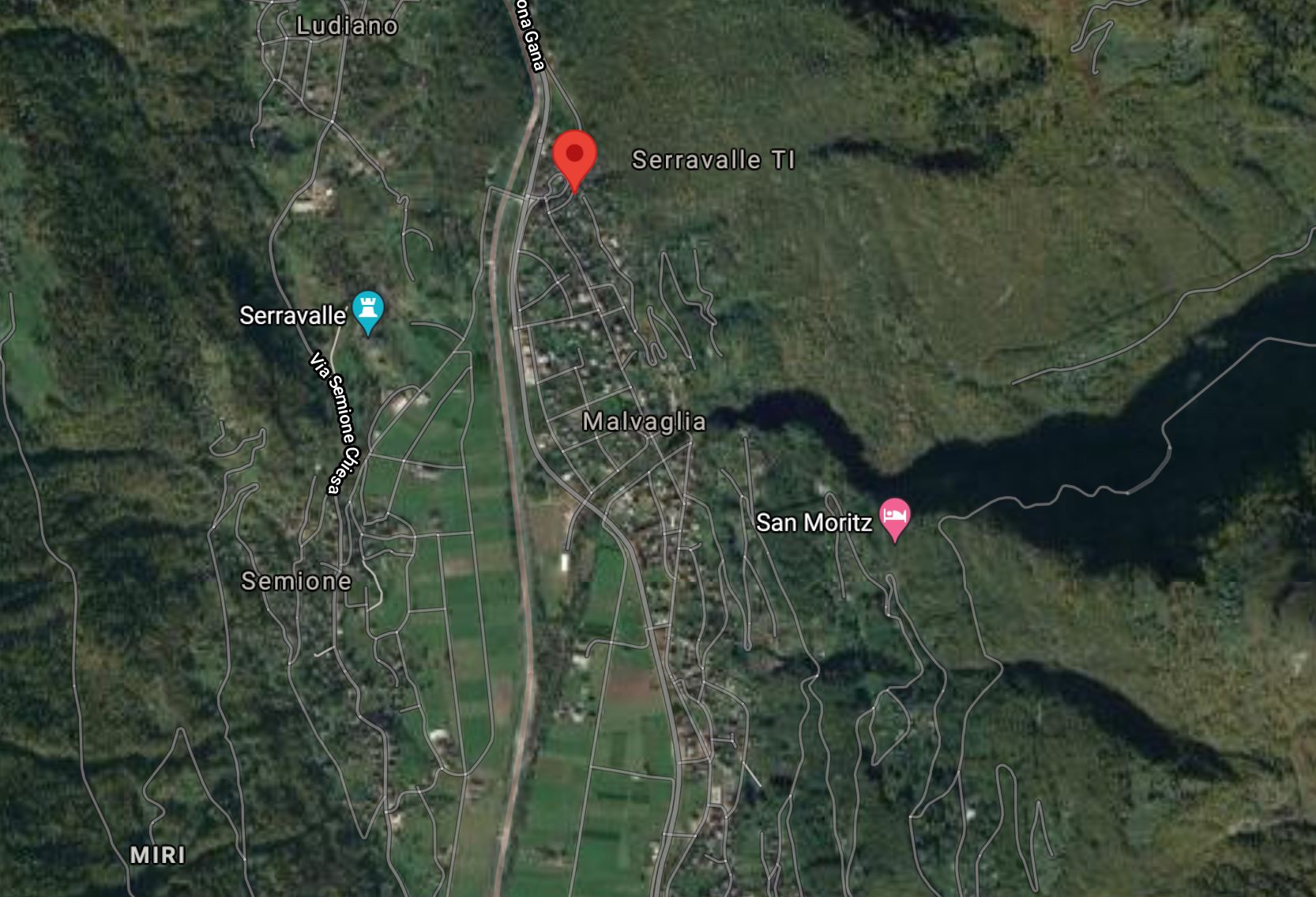




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