

FIFTH - ARNORENGO 2. MULTI-FAMILY AND/OR INCOME HOUSE WITH LAND



CH - 6777 QUINTO
Parcel no. 2649

- BUILDING CA. 165 ^{m2} A FLOOR - with 2 renovated 5.5 / 3.5-room apartments
- STABLE-MAGAZINE 55 ^{m2};
- LAND - approx. 1,700 ^{m2}

Total area 1,920.00 ^{m2}

SALE PRICE BUILDING + LAND: 950'000.- CHF

Information:

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1 SITUATION.

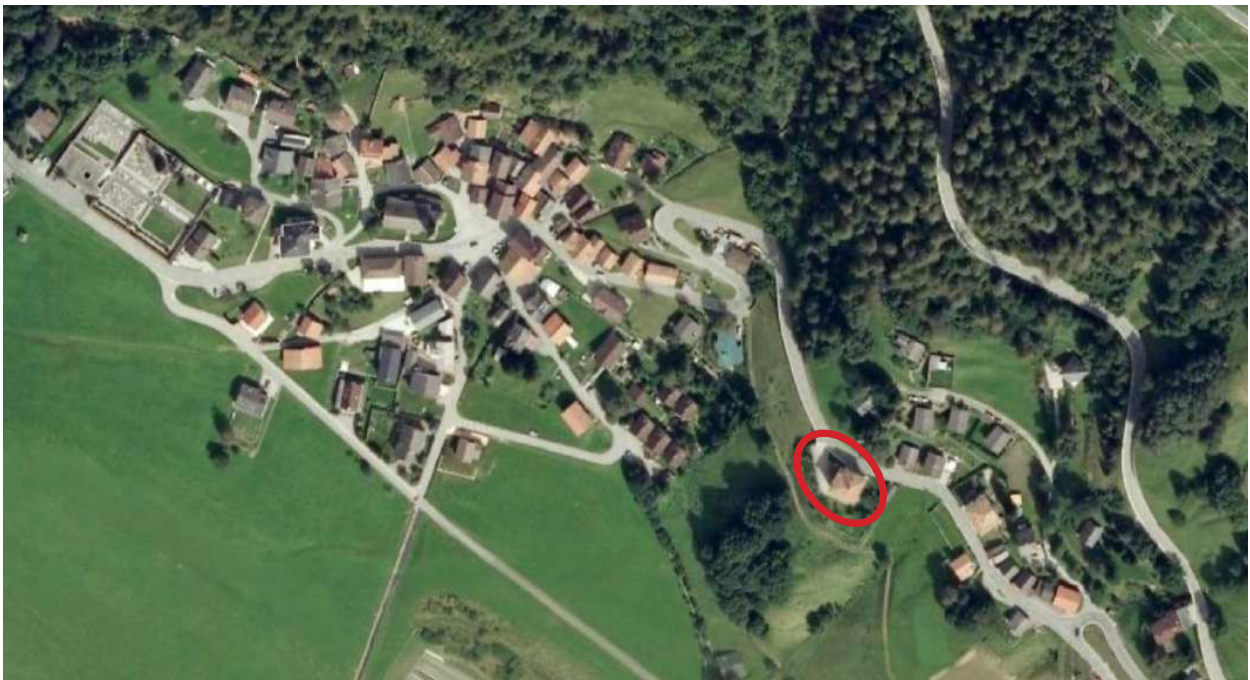
It is a building located in the Municipality of Quinto in the Upper Leventina Valley, at an altitude of 1013 m above sea level, and approx. 1,000 inhabitants. The municipality of Quinto is known to be particularly suitable for primary residence in the Upper Valley. Its proximity to the A2 highway accesses, and its proximity to the Ambri station facilitate connections to the canton's major urban centers.

Biasca: 20 min. / Bellinzona: 35 min. / Locarno: 45 min. / Lugano: 50 min.

Quinto is located on the left bank of the valley and faces south in a sunny area all year round. The building is located on the edge of the village in a quiet area, a stone's throw from the Square, Town Hall, Church and highway accesses. Just a few minutes' drive from stores, schools and basic services. The one-minute walk to the Arnorengo bus stop of line 117 (Airolo, Station-Dalpe) and line 116 (Ambri-Piotta, Station-Lurengo) is convenient for reaching the main places for recreation, as well as the various hiking trails.



- A 1-minute walk away is the Arnorengo bus stop (routes 117 and 116).
- A 5-minute drive from the Quinto-Varenzo highway exit.
- A 5-minute drive from the FFS station and the Ambri Middle School.
- A 5-minute drive away is the Gotthard Arena.
- A 15-minute drive away is the Airolo ski resort.



2 DESCRIPTION

The parcel is located downstream of the municipal road connecting Quinto with Varenzo. The plot, consists of a built plot with a four-story house above ground and a partial basement, and an accessory building for storage use.

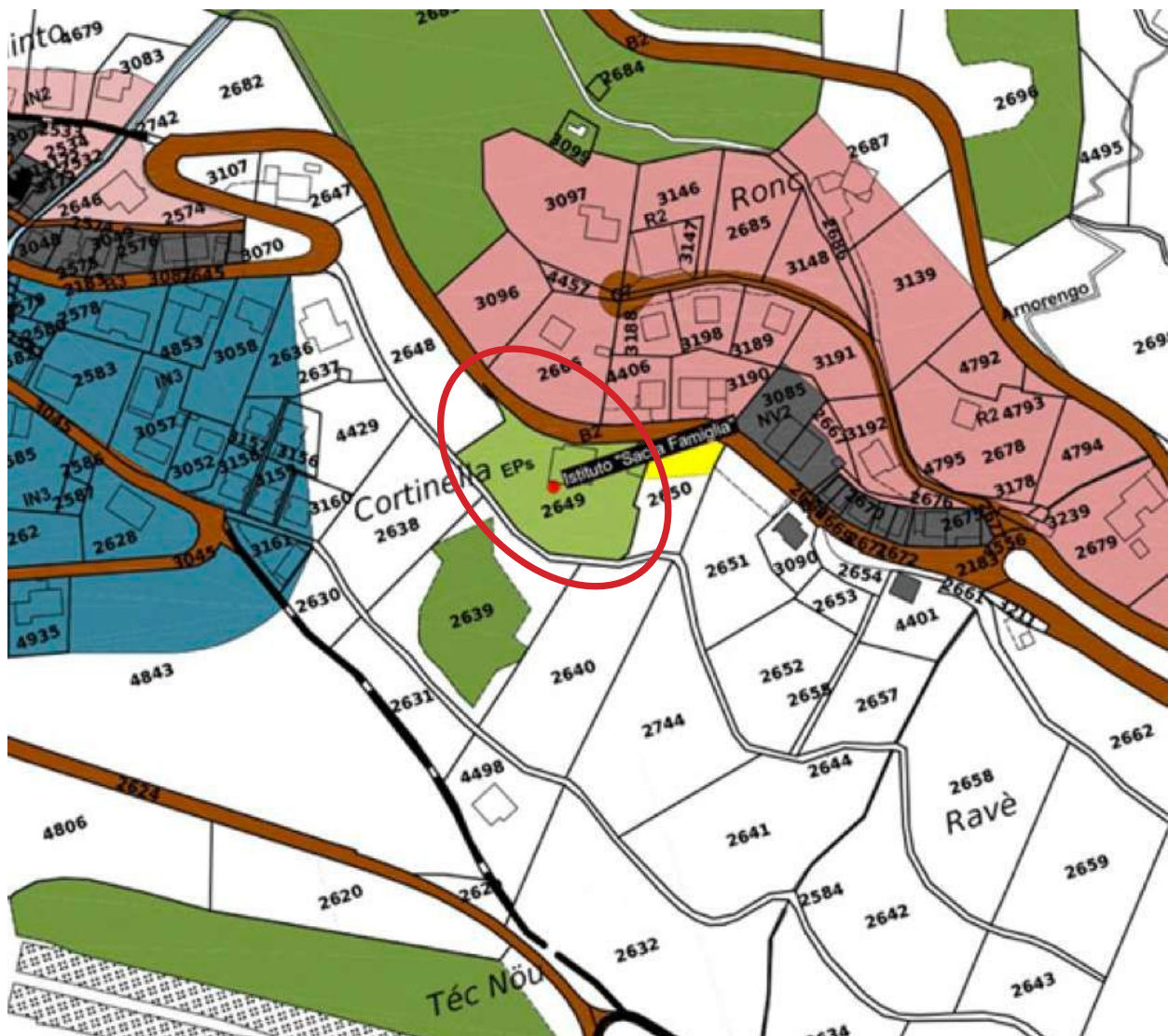
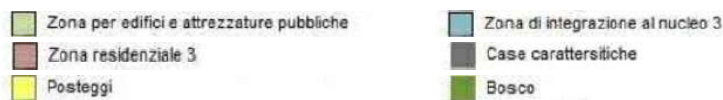
Building built in 1920, elevated in 1960 and partially renovated in 2018. According to current municipal planning, the fund is located in public buildings zone of privately owned EPs (Art. 53 NAPR).

METRICITY

- Main building 2649A =165 m²;
- Stable-warehouse 2649B =55 m²;
- Land= 1,700 m²
- Total surface area = 1'920 m²

- Parcel no. 2649; RFD of Quinto - Dwelling house and land.

MUNICIPALITY OF QUINTO Master Plan (2023)

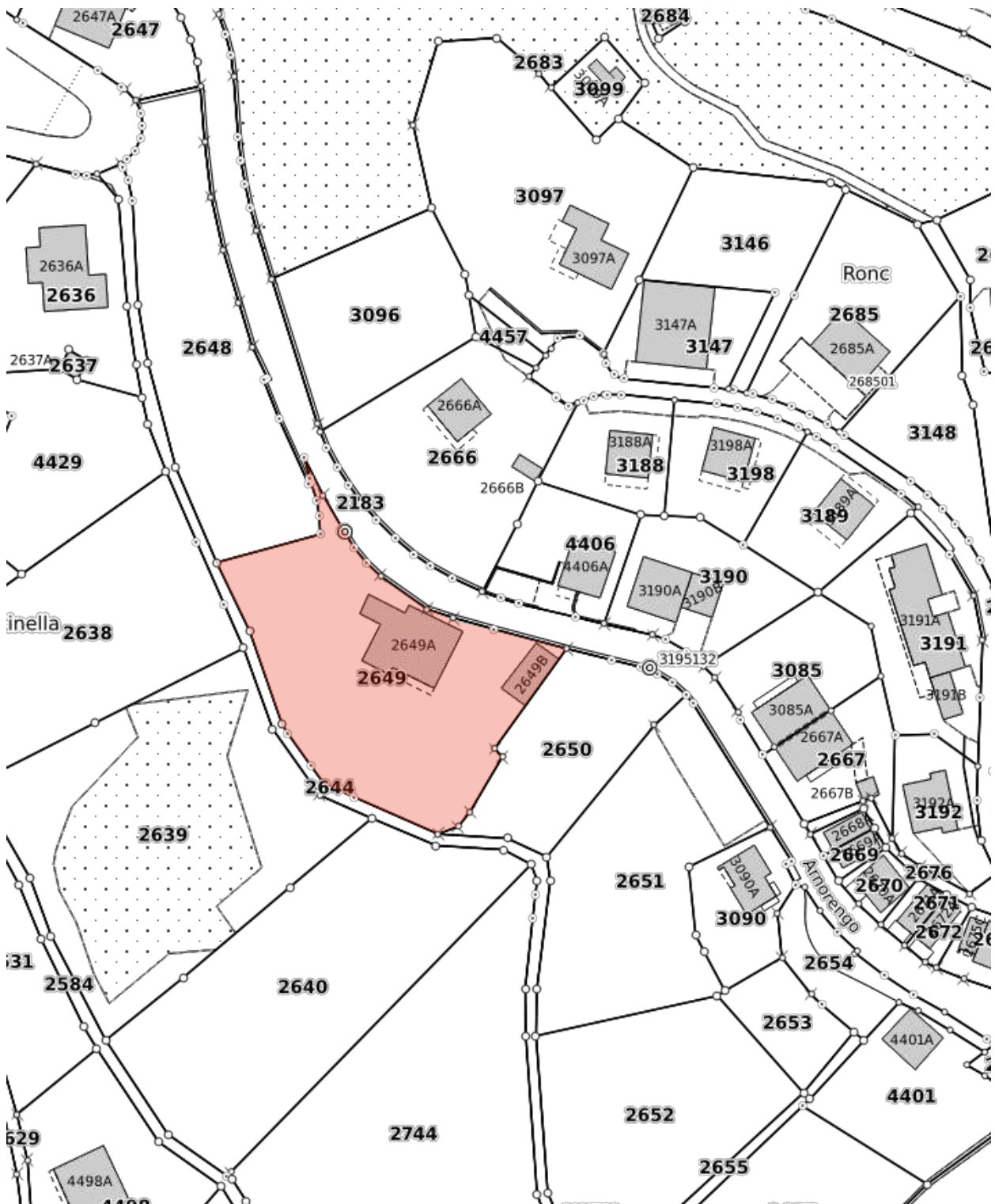


The building is located in a well-sunlit area, in the green (the adjacent land is agricultural) and near

At the core of Quinto.

The garden and terrace open onto the valley with a magnificent view of the Leventina mountains, the Ambri plain, and the St. Gotthard. Access to the property is directly from the road behind the building.

Situation plan, 1:1000



HABITABILITY

Suitable as a primary dwelling. Partial habitability in compliance with protection standards
Fire protection for the renovated parts.

The fully renovated and habitable spaces are:

- An apartment on the second floor (of 165 m² with two bathrooms and two terraces).
- An apartment on the second floor (measuring 90 m², with a terrace).

It would still be possible to renovate a 1.5-room apartment (G.F.), a 1.5-room apartment (2nd F.)
and

An apartment of 170 m² (3rd F.). The

house is organized as follows:

- GF (165 m²): entrance hall, warehouse, technical room, toilet, 1 apartment 1.5 rooms not restructured.
- 1st F.: Apartment (165 m²):
Living and dining room, kitchen, 3 bedrooms, study, bathroom with shower, bathroom with bathtub and shower, pantry, laundry room and two terraces.
- 2nd F.: Apartment (90 m²):
Living and dining room, kitchen, 2 bedrooms, bathroom with shower, pantry, a terrace.
Apartment 1.5 to be renovated:
Living room with dining and kitchen, 1 bedroom, bathroom with shower, atrium.
- 3rd F.: Apartment for renovation (175 m²):
Living and dining room, kitchen, 3 bedrooms, study, bathroom with shower, bathroom with bathtub and shower, pantry and a terrace.
- Attic: attic.
- PC: There are 4 cellar rooms to be subdivided.

CONSTRUCTION

The building is of the traditional, massive type from 1920, elevated in 1960 and partially renovated in 2018.

PLANTS

- Technical room with wood and pellet heating, with wood storage.
- Facade-mounted solar hot water collectors.
- Telephone network connection with good internet connection.
- New connection to municipal water supply.
- New connection to the municipal sewage system.

INSULATION

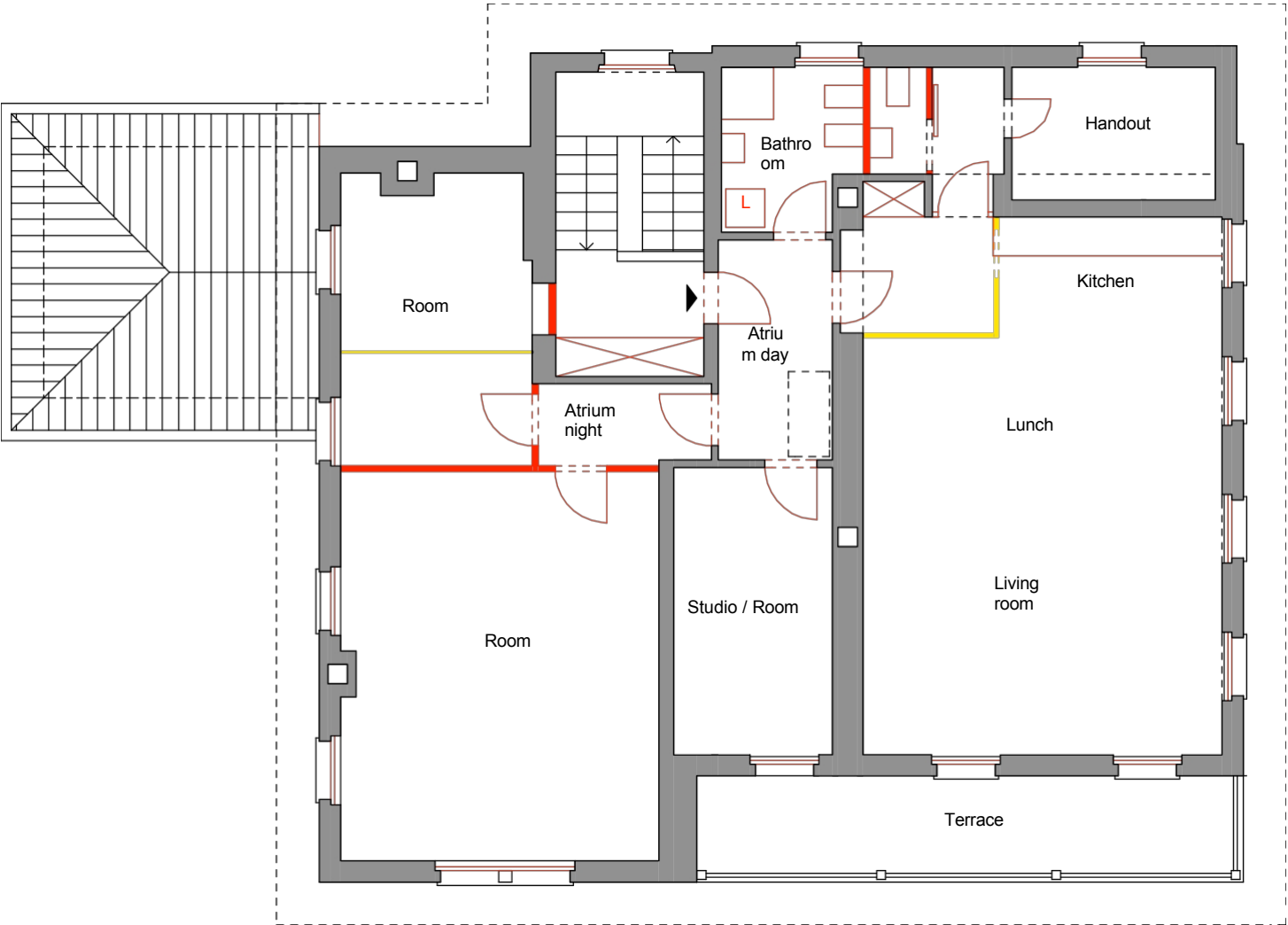
Double-glazed windows (from the PT to the 2nd floor).

ACCESSORY CONSTRUCTIONS

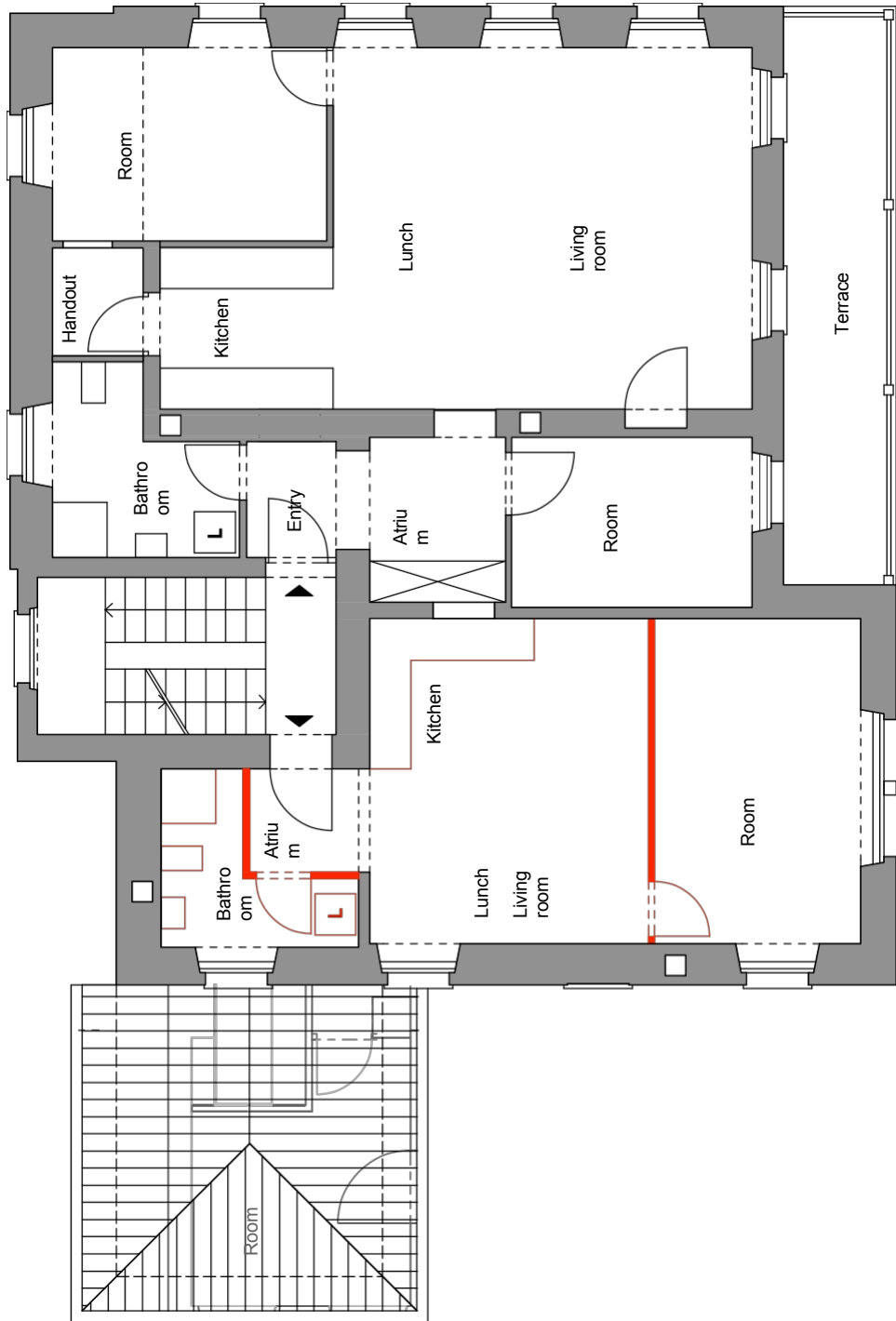
- It also has several owned parking spaces, an open garage porch.
- Spacious stable-warehouse adjacent.
- Concrete shaped access / forecourt.
- Porch.
- Large garden with 5 fruit trees and fruiting vineyard.

BUILDING POTENTIAL

- A 1.5-room apartment (G.F.)
- A 1.5-room apartment (2nd F.)
- An apartment of 170 m² (3rd F.)

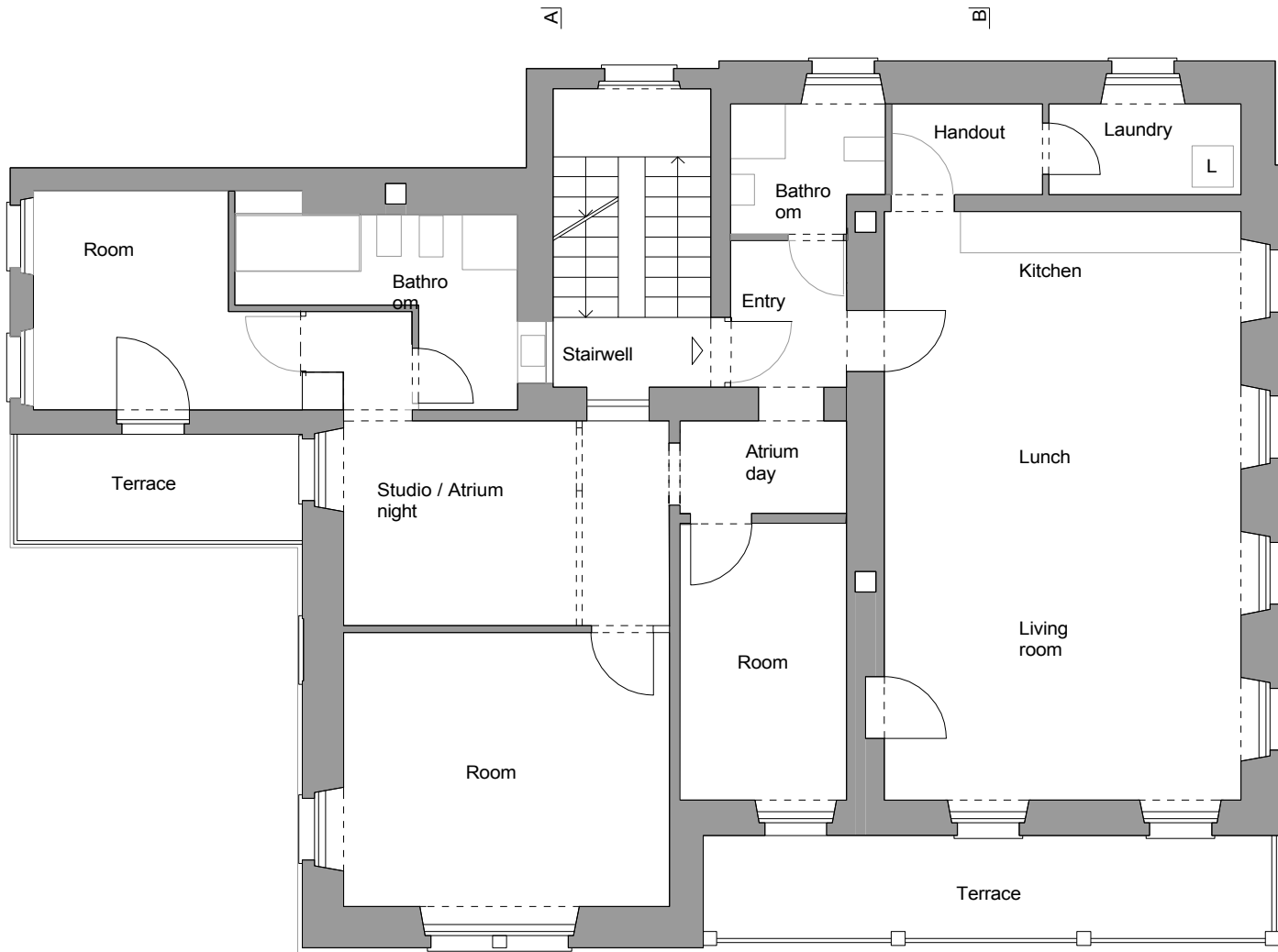


Third floor - not renovated

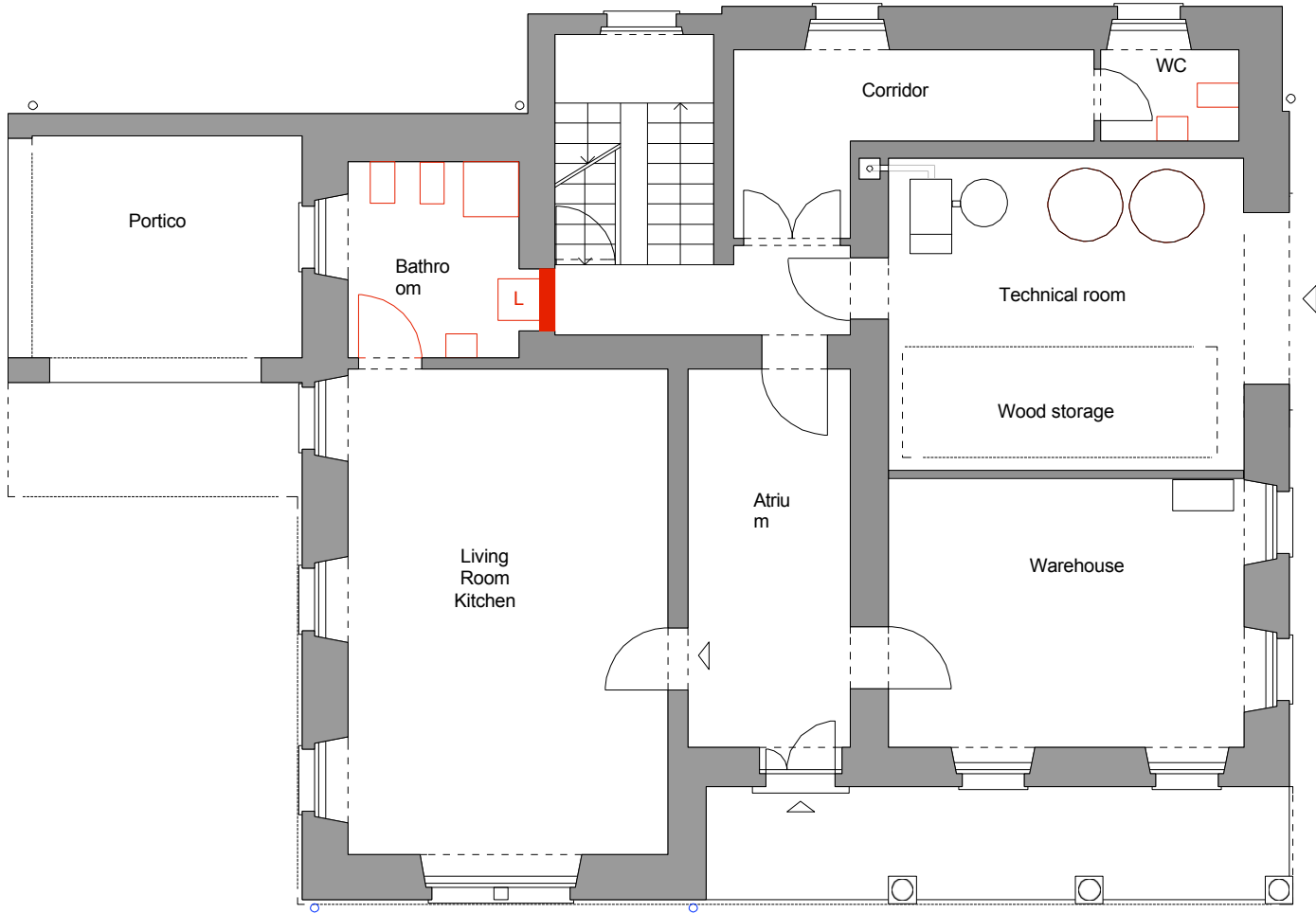


Second floor - partially renovated

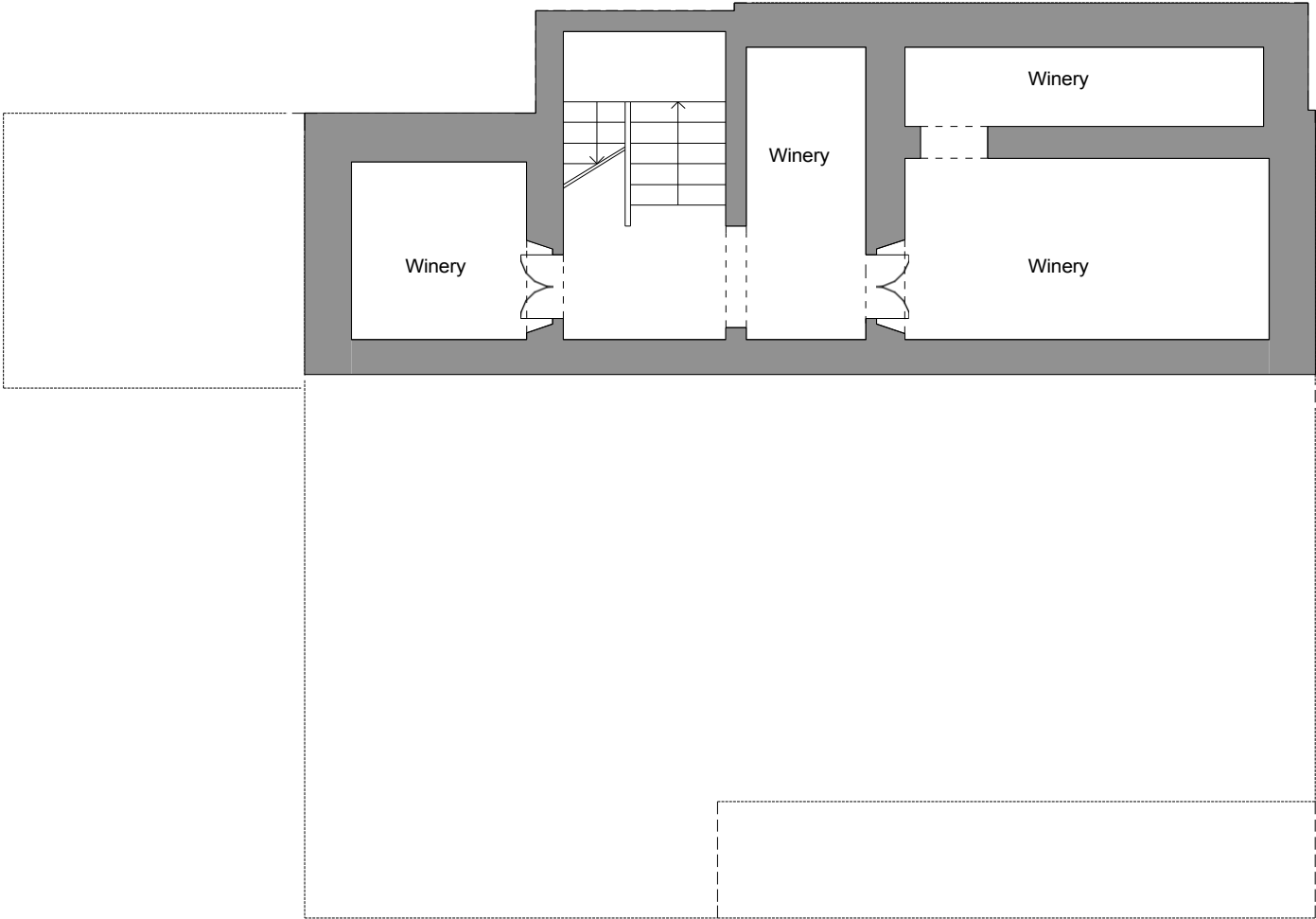
Second floor - fully renovated



Ground floor - partially renovated



Cellar floor

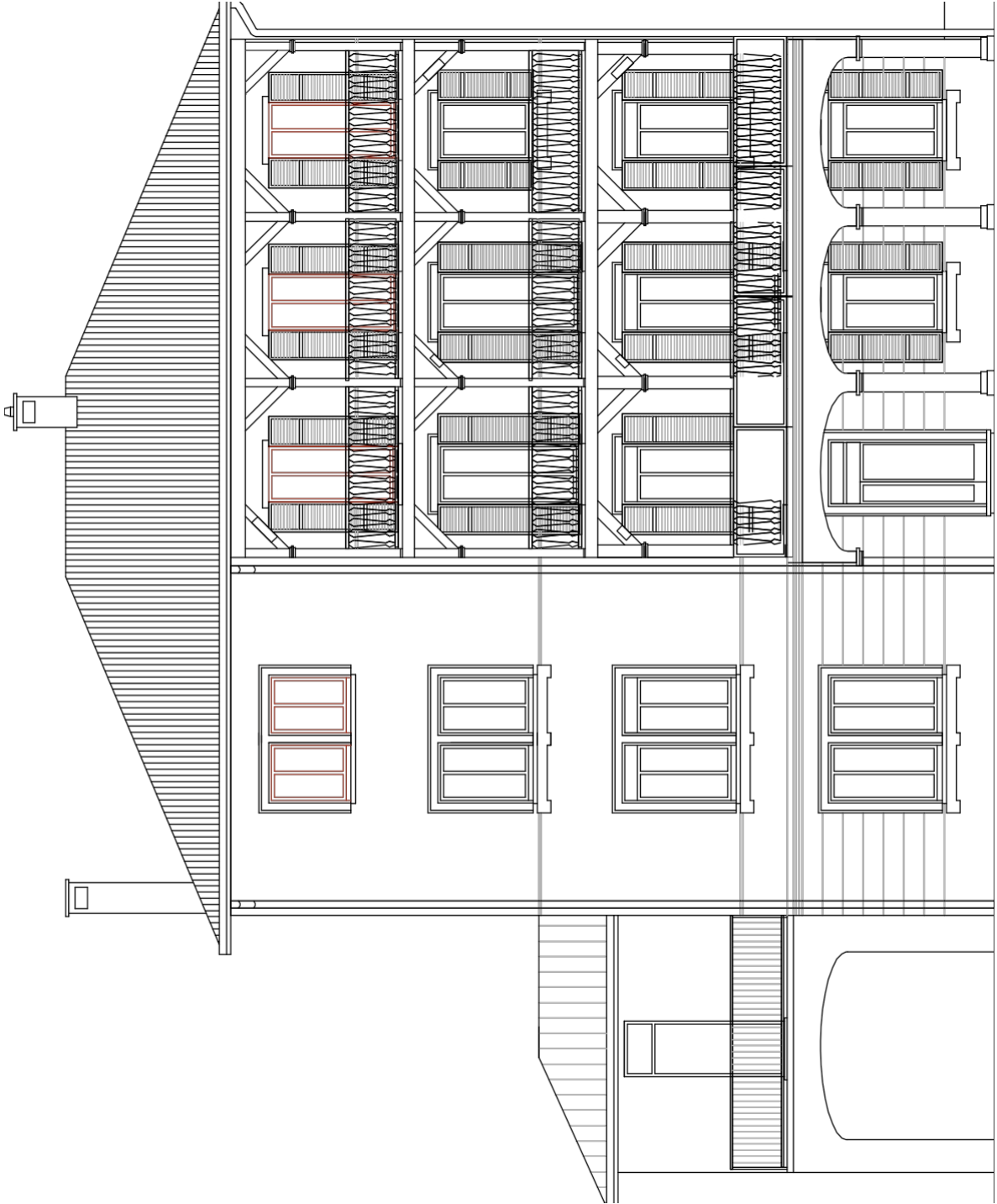




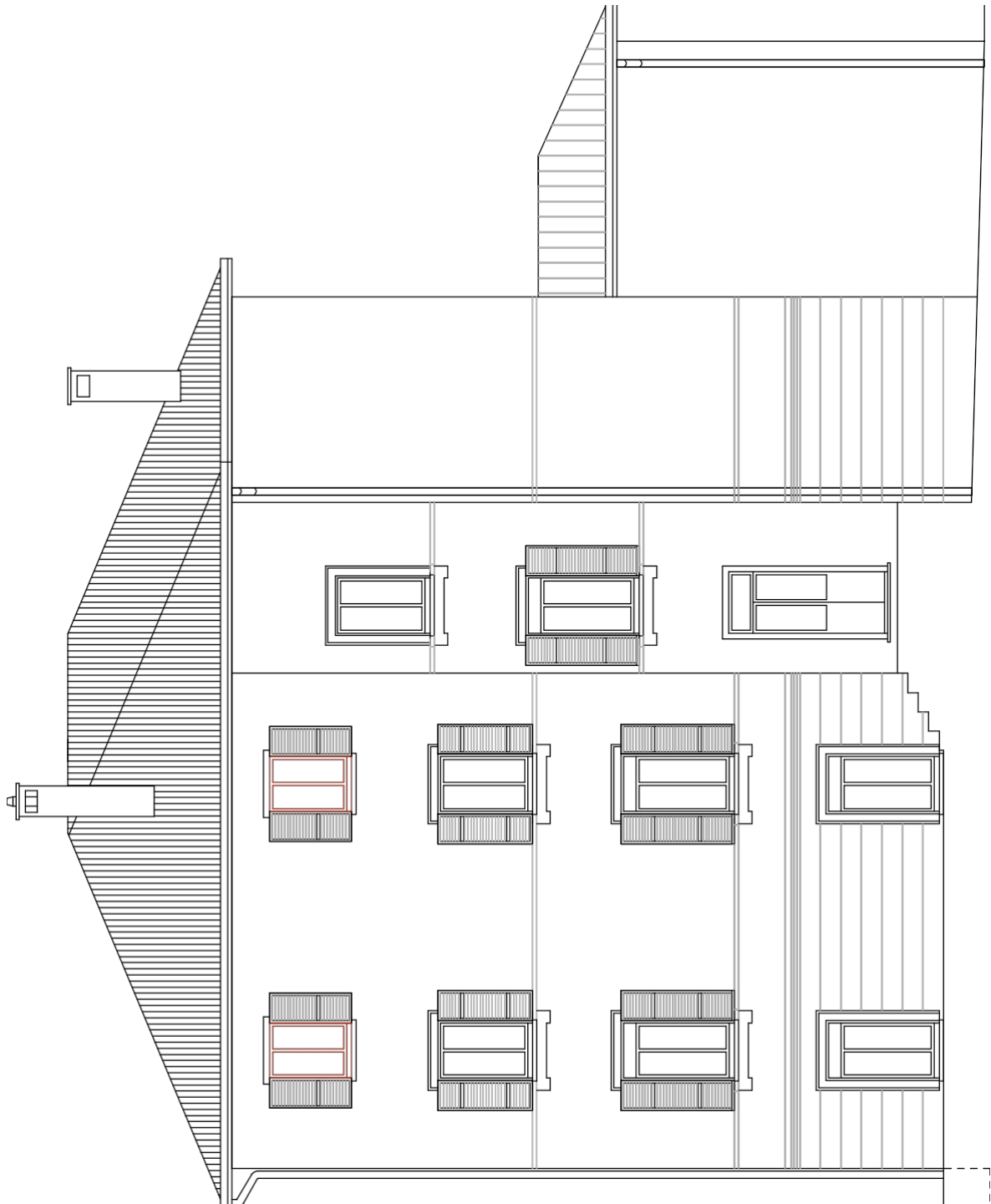
West facade



East facade



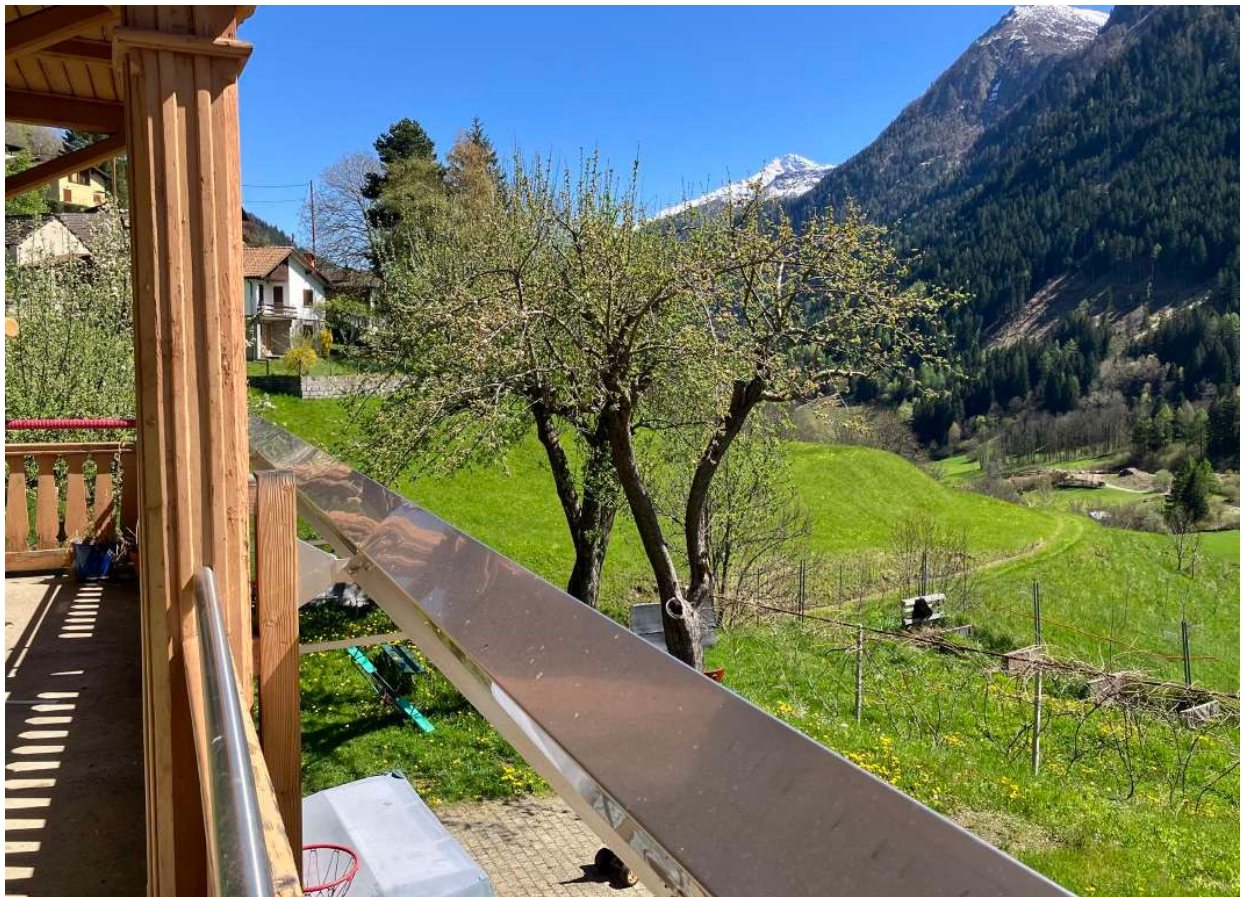
South facade



North facade

4 PHOTOGRAPHS











Porch



Stairwell



Second floor apartment



Second floor apartment



Second floor apartment



Second floor apartment



Third floor



Third floor



Local second floor



Technical room



5 LIST OF WORK DONE

General work:

- Performed asbestos removal from the entire main building
(Roof of adjacent building, washhouse, still with asbestos sheets).
- Executed connection to public sewerage.
- Executed new water inlet and new distribution.
- Executed new electrical connection with external switchboard prepared for 4 apartments.
- Performed new telephone cable entry (Swisscom).
- Executed heating system with radiators on the ground floor, second floor and on the second floor refitted apartment. Arrangement to connect apartment to be refitted on the second floor and apartment to be refitted on the third floor.
- Distribution of water and domestic hot water on the ground floor, second floor and refitted apartment second floor. Provision for connecting apartments to be refitted on the second and third floors.
- Electrical distribution on ground floor, first floor, and renovated second floor apartment. Connection arrangement for apartments to be refurbished on the second and third floors.
- Executed drainage system on ground floor, second floor and refitted apartment on second floor. Arrangement for connection for apartments to be refitted on the second and third floors.
- Carried out telephone system to the refitted apartments on the first and second floors. Arrangement for connection of apartments to be renovated on the second and third floors.
- Carried out insulation of perimeter walls of refitted apartments of first and second floor and Of the technical room.
- Executed suspended ceilings and technical rooms E.I.60 on the ground floor, second floor and apartment refitted of the second floor.
- Installed fire detection system throughout the building.
- Replaced entrance door and back door, south and west side ground floor windows, French doors on first and second floor terraces.
- Executed rehabilitation of two flues. One for central heating and one serving apartments on the second floor and 97 sq m apartment on the second floor.

Ground floor:

Heating room finished.

Hobby room replaced windows, electrical system partially finished, and perimeter wall insulation missing.

Shop/atelier and back/apartment 1.5 rooms ; replaced windows, partially finished electrical system and lacks perimeter wall insulation.

Stairwell and ground floor toilet lacks insulation perimeter walls.

Second floor:

Second floor apartment (170 sqm) finished as follows:

lobby, 2 bathrooms, one with shower, toilet and sink and one with shower, bathtub, toilet, sink and bidet. Kitchen and dining room with pantry and laundry room. Master bedroom and two bedrooms. Hallway/study area. Two terraces, the largest at the front with access from the hall and the second to the west between the study and a room.

Second floor:

Divided into two apartments; one 57sqm and the other 97sqm.

Apartment of 57 sq. m. still to be renovated; power, water, drainage, heating system and telephone system (swisscom) are already in place. Also already installed entrance door R.E.I. 30.

Apartment of 97 square meters already renovated as follows:

Atrium, bathroom with shower, bathtub, toilet, bidet and sink. Two bedrooms, Kitchen with living room and pantry. Terrace between living room and bedroom.

Third floor:

Apartment of 152 sq.m. still to be renovated; there is already provision for power, water, sewage, heating system and telephone system (swisscom). Also already installed entrance door R.E.I. 30.