



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa for sale at Lesa with panoramic views | Real Estate Lake Maggiore



IT-0339-KA

Seeblick
28040 Lesa / Comnago
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	28040
Country	Italy
City	Lesa / Comnago
Additional geographical information	Lago Maggiore
Living space	approx. 318 m ²
Number of rooms	8
Plot size	approx. 4.364 m ²
Number of bedrooms	4
Number of bathrooms	2
Asking price	1.170.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com



Description

A villa for sale on the hill of Lesa, this four-bedroom house offers a total living area of 318 square metres and is situated on a plot of 4,364 square metres. This two-storey house, built in the 1970s, has an excellent standard of finish for the period. The state of maintenance is excellent.

In fact, the villa has always been well maintained, despite being used as a second home. The structure of the villa for sale is on two floors. It consists on the mezzanine floor of a living room, a dining room, a kitchen and two bedrooms and a bathroom. From the living and dining area there is access to the terrace, which can be used for dining in the summer. From this point there is a beautiful view of Lake Maggiore. The ground floor has two bedrooms, a tavern with a fireplace and billiard table, a cellar, a laundry room and a boiler room.

The house has excellent sun exposure, in fact it is facing east, south and west. As far as outdoor space is concerned, the property has two terraces and a garden of 4,364 square metres, ideal for outdoor entertaining. A swimming pool can be built within the garden. There is a garage for storing a car. This four-bedroom house has a heating system with a recently replaced oil boiler. The system feeds the radiators distributed in the various rooms. The temperature is regulated in two zones, lower and upper. The entrance to the property is controlled by a video intercom, the gate has a remote control opening. The garden has an irrigation system. The structure of the land is terraced, so it is very enjoyable.

The lower part of the garden is planted with fruit trees. The villa for sale can be reached via a dirt road, which is passable by all cars. The property is on the market with an asking price of 1,270,000 euro. If you wish to receive more details about this house for sale, please do not hesitate to contact our agency.

Location

Comnago, Lago Maggiore, Piemont.



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Your contact person

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