



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa with pool and garden surrounded by nature | Real Estate Liguria



IT-0445-KA

Seenähe
28013 Gattico
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	28013
Country	Italy
City	Gattico
Additional geographical information	Lago Maggiore
Living space	approx. 360 m ²
Number of rooms	8
Plot size	approx. 3.000 m ²
Number of bedrooms	5
Number of bathrooms	3
Asking price	920.000,00 €
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

Villa with swimming pool for sale in Gattico-Veruno, surrounded by greenery and unspoilt nature in a quiet area. The prestigious villa is of recent construction, in fact it dates back to the year 2000.

It has an internal surface of 360 square metres, arranged on one floor. There is the possibility of constructing a further 100 square metres of residential space and 50 square metres for garage/cellar use. The large garden of 3,000 square metres that surrounds it and the large porches allow for pleasant communication between the indoor and outdoor spaces. In addition, the surface area of the garden allows for excellent privacy without being isolated. All the outdoor paving stones are made of Trentino porphyry. Adjacent to the house, under a pleasant canopy, there are three parking spaces. The finishes and materials are all of excellent quality, and particular attention is paid to energy saving. The underfloor heating has independent regulation in every room of the villa for sale. It is free of architectural barriers, thanks to the distribution on a single floor. The interior spaces are distributed from the entrance hall that leads to a generous open space of 50 square metres used as a living room with a large stone fireplace and dining area. The large open kitchen of 30 square metres has a fireplace as a barbecue. Continuing on, there is access to the sleeping area with five large bedrooms with three bathrooms that are also generous in size. All have double sinks, bathtub and shower. Above the hallway there is a mezzanine that is used as a storage room. Finally, on the opposite side of the villa for sale is a 60-square-metre games room. From this room one descends to the cellar. Outside in the garden, there is a pleasant barbecue made entirely of stone and at the end of the garden there is a swimming pool measuring 12x6. The installations are state of the art, with alarm system, video intercom, central vacuum cleaner, irrigation system fed by a 7,000 litre cistern that collects rainwater. The elegant villa for sale is located a few kilometres from two golf courses: Bogogno and Castelconturbia. The same to reach the motorway and Lake Maggiore.

Location

Gattico, Gattico-Veruno, Lago Maggiore.



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Your contact person

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