



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Chic villa in fine residential area, great  
lake view, beautiful garden | Lake  
Maggiore property



IT-Por001-KA

Seeblick  
21010 Porto Valtravaglia  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21010
<b>Country</b>	Italy
<b>City</b>	Porto Valtravaglia
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 260 m <sup>2</sup>
<b>Number of rooms</b>	7
<b>Plot size</b>	approx. 800 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	2
<b>Asking price</b>	950.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Elegant villa with beautiful garden and panoramic views of Lake Maggiore.

This splendid villa is located in a quiet residential area, surrounded by elegant villas, just 1.5 km from the town centre and the lake promenade.

The property was built in the 1960s and completely renovated in the 1990s; today it is in excellent condition.

The centrepiece of the house is on the first floor, where the entrance is on a spacious terrace, which is reached via an external staircase. On this floor is the living area, consisting of an eat-in kitchen, a living room with pellet fireplace and dining area with access to a beautiful balcony overlooking the lake. On the same level is the sleeping area with two large bedrooms and a large bathroom.

The rooms are elegantly furnished with fine materials, such as the parquet flooring in the living area and bedrooms.

The ground floor of the villa consists of a spacious tavern with kitchen and dining area, bathroom, two bedrooms, a cellar and a 30 square metre garage with electric overhead door.

The two floors of the villa are connected internally but can also be accessed independently.

The property is surrounded by a flat and perfectly maintained garden of about 800 square metres.

More information and floor plans are available on request.

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## Location

Porto Valtravaglia, Varese, Lake Maggiore.



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**Your contact person**

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