



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa for sale on the hills of Lesa with splendid lake view | Real estate Lake Maggiore



IT-334-KA

Lake view
28040 Lesa
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	28040
Country	Italy
City	Lesa
Additional geographical information	Lago Maggiore
Living space	approx. 350 m ²
Number of rooms	5
Plot size	approx. 540 m ²
Number of bedrooms	4
Number of bathrooms	3
Asking price	580.000,00 €
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 for sale on the hill of Lesa in the hamlet of Calogna with a beautiful view of the lake, Maggiore. The villa has excellent solar radiation throughout the day. In fact, its orientation is positioned to the South. Its position is dominant and panoramic without any disturbing element to the view.

The villa has three floors. The basement is dedicated to the service area with the garage, the laundry room, the boiler room, the cellar and a small closet. The mezzanine floor has a pleasant living room where a spectacular double-sided fireplace is placed in the center. This peculiarity of the fireplace allows you to enjoy its beauty both from the living room and from the adjacent dining room. On this floor there is a guest bathroom.

Continuing on is the kitchen, with the exit to the outside where a summer dining area with an antique stone table is created. Upstairs is the sleeping area. In it we find four large bedrooms, all with balconies, from which you can appreciate the beautiful view of the lake. The garden is planted with the typical essences of Lake Maggiore. In fact, during the spring a luxuriant flowering of azaleas, camellias and rhododendrons dominates.

The type of garden created in terraces allows you to create an infinity pool in front of the property for sale. Crossing the road there is an area of approx. once used as a vegetable garden with storage rooms and greenhouse very useful for sheltering and potted plants in cold periods. Even if given the fortunate position, there is a temperate microclimate.

The villa, even if it is no longer inhabited, has always been kept in perfect condition. Considering the year of construction of the villa, it is necessary to update the systems and consider the renovation of the bathrooms and the kitchen.

The location is not isolated, in fact there are other houses nearby, despite having good privacy.

Location

From the villa for sale in five minutes by car you can reach the lake and the center of Lesa. As well as the entrance to the motorway and the Golf des Iles Borromées can be reached very quickly.



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Your contact person

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