



**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

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28040
<b>Country</b>	Italy
<b>City</b>	Lesa
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 350 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 540 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	580.000,00 €
<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

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.



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

**Your contact person**

Real Estate Italy  
A company of RustiCasa Concept  
Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

The information and advertising of **Italien Hauskauf** is not legally binding.