



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Huge, detached villa with pool and independent apartment | Real estate Lake Maggiore



IT-BA003-KA

Panoramic view  
21020 Barasso  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21020
<b>Country</b>	Italy
<b>City</b>	Barasso
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 360 m <sup>2</sup>
<b>Number of rooms</b>	8
<b>Plot size</b>	approx. 3.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	1.120.000,00 €
<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

This elegant villa is located in Barasso, surrounded by a large garden with swimming pool, in one of the most beautiful residential areas of Lake Varese.

The house extends over a total area of approx. 360 m<sup>2</sup>, spread over three levels.

Access to the villa is via an elegant tree-lined driveway that leads to a large courtyard with several uncovered parking spaces and access to the triple garage.

From the courtyard, you enter the house via the main entrance. The entrance leads to the first floor of the villa, where the living area is located, consisting of an eat-in kitchen, a large double living room and a dining room with fireplace. From the first floor there is access to a large covered terrace overlooking the surrounding green areas.

On the second floor of the house, which is accessed via an elegant marble staircase, there are four bedrooms and a bathroom with walk-in shower. The master bedroom with balcony and custom-made built-in wardrobe has a large bathroom with en-suite shower.

In the basement of the villa, which is still to be renovated, an independent apartment can be created. Currently there is a spacious room with kitchen, a storage room used as a bedroom, a bathroom with bathtub, laundry room, ironing room and boiler room. A hallway connects the apartment directly to the villa's triple garage.

The villa is surrounded by a large planted garden of 3,000 m<sup>2</sup>, in which the large swimming pool (13m x 7m, h. 270 cm) stands out. Adjacent to the pool area is a private space equipped with an outdoor shower and an outdoor kitchen with barbecue; inside there is a bathroom.

The property was built in 1930 and renovated in the mid-1960s; the most recent renovation was in 2022 of the bathrooms and the replacement of the window and door frames. The first floor and first floor were fitted with thermally insulating PVC double-glazed windows.

The roof was redone in 2013 and the boiler, a condensing boiler, was replaced in 2015.

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## Location

Barasso.

The villa is located in a strategic position: the center of Varese is 15 minutes away, Lake Varese 5 minutes and the freeway access from Azzate-Buguggiate towards Milan (A8 freeway) 15 minutes; the train station of Barasso-Comerio is less than 1 km away.



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**Your contact person**

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