



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Menaggio ! Spacious villa with lakeview I Real estate Lake Maggiore



IT-628-KA

Seeblick
22017 Menaggio
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	22017
Country	Italy
City	Menaggio
Additional geographical information	Lake Como
Living space	approx. 550 m ²
Number of rooms	8
Plot size	approx. 4.250 m ²
Number of bedrooms	4
Number of bathrooms	5
Asking price	1.950.000,00 €
Brokerage	for the buyer 3,66 % 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

Beautiful villa in a dominant position with a wide view of the lake and the villages of Menaggio, Varenna and Bellagio.

The spacious villa has a large outdoor area with a well-maintained garden of approx. 4,250 m² with an artificial pond and a covered terrace extending across the entire front facing the lake, as well as a portico.

The villa is distributed over 2 living levels and has large, bright rooms, most of which have a view of the lake.

The mezzanine consists of an elegant entrance hall, the living room with large windows and a portico, as well as a mezzanine used as a library, a dining room with fireplace, a kitchen-dining room, a study, a bathroom, 3 bedrooms, all with en-suite bathrooms, and another mezzanine used as a cloakroom/study.

In the basement there is a large tavern with access to the garden, a kitchen, a pantry, a stone cellar, a sauna room, a guest room, a bathroom, three storage rooms and a large room for the laundry.

Also in the basement is the approx. 45 m² garage, while at the rear of the villa another approx. 70 m² garage has been built.

The garden provides for the possibility of building a pool and has a remaining buildable area of 880 cubic metres with the possibility of constructing a second building of 290 m² plus ancillary rooms in the basement.

Location

Menaggio



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
Homepage: www.real-estate-italy.com

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