Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Detached villa with large garden in a strategic location I Real estate Lake Maggiore



IT-SE009-KA

Panoramic view
21018 Sesto Calende
Italy

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Data overview

Type of property	House
Kind of property	Villa
Postcode	21018
Country	Italy
City	Sesto Calende
Additional geographical information	Lago Maggiore
Living space	approx. 268 m^2
Number of rooms	6
Plot size	approx. 1.820 m^2
Number of bedrooms	4
Number of bathrooms	3
Asking price	750.000,00 €
Brokerage	for the buyer 5 % plus 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

In Sant'Anna, a district of the municipality of Sesto Calende, just a few steps from Lake Maggiore, you will find this beautiful detached villa surrounded by a large planted garden of 1820 m^2.
It is possible to build a pool.

The villa was renovated between 1989 and 1995 and is located in a residential area just 200 metres from the Verbella shipyard and only 25 minutes from Malpensa airport.

The property is spread over three levels with a total area of 300 m^2 and a large garage of 65 m^2.

On the ground floor of the villa there is the living area, consisting of a large living room characterised by a majestic marble fireplace and a dining area with stove, followed by the large equipped kitchen, a bathroom with double sink and shower, a study and the laundry room. From the living area there is direct access to the exterior of the villa.
On the same level is the technical room, accessible from the outside, which houses the condensing boiler, which was replaced in 2023 by a 4.5 kWh photovoltaic system.

On the upper floor, connected by an elegant staircase with white Beola tiles, is the sleeping area, which consists of four bedrooms, among which the master bedroom stands out, equipped with its own walk-in wardrobe, air conditioning and direct access to two balconies, one of which offers a beautiful lake view.

On the same level there are also two bathrooms, one with a shower and the second with a bathtub. All rooms have direct access to the balcony overlooking the surrounding green areas.

Finally, in the basement there is a spacious cellar and the four-car garage with over 65 m^2.
The villa is equipped to a high standard, including parquet and terracotta floors, automatic irrigation, a well for water recovery, mosquito nets, etc

For more offers please consult our web site www.real-estate-italy.com.

Location

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Sant’Anna, Sesto Calende

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