



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Newly reconstruction - Elegant villa with lovely lake view and pool | Real estate Lago Maggiore



IT-0706-KA

Seaview  
28041 Arona  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28041
<b>Country</b>	Italy
<b>City</b>	Arona
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 160 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 1.150 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	820.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	First occupancy after refurbishment
<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

Elegant residence with breathtaking views over the Lake Maggiore near Meina.

The property is currently being renovated and still offers the possibility of incorporating individual requests.

The location of the villa is prime as it is located above the road overlooking the lake and offers an incomparable view over the Lake Maggiore.

Ground floor:

The heart of the villa is undoubtedly the living room, which is large and bright thanks to the large windows that offer a direct view of the lake.

These panoramic windows not only offer spectacular views, but also provides the room with natural light, creating a welcoming and relaxing environment, ideal for moments of relaxation and conviviality.

Adjacent to the living room there is a modern open kitchen, designed for lovers of contemporary design and conviviality. The kitchen opens onto a splendid veranda, a perfect place for dining outdoors while enjoying the view of the garden and the lake.

The ground floor is completed by a guest bathroom with laundry room.

First floor:

On the upper floor there are two cozy bedrooms. The master bedroom has a large private terrace with a wonderful lake view.

The second bedroom has a balcony, also with a view of Lake Maggiore.

An elegant bathroom serves both bedrooms and completes the comfort of the sleeping area.

Outdoor area:

The villa is equipped with an infinity pool.

The approx. 1,150 m<sup>2</sup> garden with its terraces offers large green areas that you can design according to your wishes.

A gym or a small spa area could be created in the adjoining room on the lower floor.

This villa in Meina represents an exceptional opportunity to live in a fascinating



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place on Lake Maggiore and combine modern comfort, luxury and an incomparable view.

More information and floor plans are available on request.

## Location

Meina, Novaya, Lago Maggiore.

The villa is just two kilometers from the center of Meina and Arona and the motorway. Milan Malpensa airport reachable in just 40 minutes.



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### **Your contact person**

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