



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Villa Gignese Vezzo ! Detached villa in splendid position I Real estate Lake Maggiore



IT-0757-KA

Panoramic view
28836 Gignese
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	28836
Country	Italy
City	Gignese
Additional geographical information	Lago Maggiore
Living space	approx. 127 m ²
Number of rooms	4
Plot size	approx. 700 m ²
Number of bedrooms	2
Number of bathrooms	2
Asking price	550.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	As good as new
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

Lovely detached house in a quiet and sunny location in the hamlet of Vezzo. This beautiful house for sale located on the hills of Lake Maggiore, in Gignese, situated in a reserved area surrounded by greenery, offers ample space and modern comforts.

Arranged on two levels in addition to the basement, it is ideal for those looking for a cozy, functional and completely furnished home:

Ground floor

- bright living room with fireplace with adjacent dining area; the living room opens onto an outdoor veranda that can be closed with glass windows, ideal for relaxing moments.
- eat-in kitchen
- guest bedroom
- bathroom with shower
- light parquet floors that give warmth and refinement to the rooms

First floor

- master bedroom with a pleasant small terrace facing south/southwest, perfect for enjoying natural light
- adjacent study connected to the bedroom, separated with a sliding glass door, which could be transformed into a walk-in closet or small bedroom
- loft used as a TV room, which creates an intimate and cozy corner
- bathroom with shower

Basement

- spacious room perfectly finished that can be used as a tavern or gym
- single garage
- cellar room with laundry and boiler

Equipment and technical features:

- security and comfort: alarm system (partial and total), provision for cameras, and triple-glazed window frames and mosquito nets
- air conditioning with Samsung split: air conditioning with hot/cold heat pump; wood-burning fireplace with flame regulation.
- energy efficiency: condensing boiler, heating with radiators
- remotely connected thermostat to adjust temperature remotely
- exterior: irrigation in the garden and night lighting

This cottage represents a perfect housing solution for those who want to live in a serene, peaceful environment surrounded by greenery, without sacrificing comfort



and quality construction.

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

Location

Gignese Vezzo



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.