



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Lesa ! Prestigious Lakefront Property with private Beach | Real estate Lake Maggiore



IT-0596-KA

Seaview  
28040 Lesa  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28040
<b>Country</b>	Italy
<b>City</b>	Lesa
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 350 m <sup>2</sup>
<b>Number of rooms</b>	10
<b>Plot size</b>	approx. 8.460 m <sup>2</sup>
<b>Number of bedrooms</b>	8
<b>Number of bathrooms</b>	5
<b>Asking price</b>	7.000.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Refurbished
<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

Prestigious Lakefront Property with Private Beach !

A dream reflected in the crystal clear waters of Lake Maggiore: this extraordinary luxury pied à l'eau villa is located on the Piedmont shore, in a simply unique location. Here, the beauty of nature blends with the elegance of architecture, creating an exclusive oasis of peace and refinement.

Directly overlooking the lake, the prestigious property offers private access on the water thanks to its private beach and jetty, perfect for those who love to experience the lake in all its nuances. Flat parkland of 8,460 square meters surrounds the former greenhouses and the three residences that make up the property:

Main villa of about 350 sqm

Two detached cottages of 104 sqm and 64 sqm - ideal for guests or a luxury rental business

Main villa

The main villa is on two levels and welcomes its guests with a large hexagonal entrance hall that leads to the bright living room, overlooking a panoramic terrace. From here, the gaze is lost in the ripples of the lake, providing ever new and breathtaking scenery.

The dining room and dinette, connected to the kitchen, offer a warm and convivial environment, perfect for moments of sharing. The sleeping area, located on the same floor, houses four bedrooms, three of which have spectacular lake views, and two bathrooms. Fine details, such as parquet floors and Calacatta marble in the entrance hall and living room, further embellish this home of timeless charm.

Relaxation and Comfort Area

Descending to the basement level, one discovers an area dedicated to relaxation and pleasure:

A large living room with a fireplace that opens directly onto the garden

A wine cellar perfect for wine lovers

A service room

A bathroom

Outside, a large porch wraps around part of the villa, creating an area perfect for enjoying the gentle lake breeze. A convenient garage completes the property.



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### Independent Villas

The two independent cottages, surrounded by greenery, represent an added value for those who wish to welcome guests in a private setting or develop a luxury rental business.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Lesa, Lake Maggiore.



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**Your contact person**

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