



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Lesa ! Charming villa with lake view I Real estate Lake Maggiore



IT-V18-KA

Lake view

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. 580 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 1.880 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	4
<b>Asking price</b>	1.250.000,00 €
<b>Brokerage</b>	for the buyer 5 % plus VAT
<b>Condition</b>	Well maintained
<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

We are offering for sale in Lesa, in a dominant and private position in the hills, a charming villa from the 1970s with simply breathtaking lake views, capable of enchanting in every season.

This villa in Lesa with lake view is located in a quiet residential area surrounded by greenery. It stands out for its original architecture and generous spaces, offering great potential for customisation.

The property is spread over two main floors, plus a basement level currently used as a relaxation area, with the possibility of creating a refined wellness area with indoor pool, private spa or fitness area.

The interior rooms are bright and well laid out. The living area is strikingly spacious and elegant, enhanced by a striking sculptural fireplace in the centre of the living room, which adds character and atmosphere to the space. The kitchen opens onto a large outdoor patio, ideal for al fresco dining, overlooking the garden that extends sideways towards the lake.

The sleeping area comprises four bedrooms, two of which are currently used as studies, and three bathrooms. Each room is designed to offer comfort and privacy, with views of the greenery and spectacular glimpses of the lake.

Surrounded by a well-kept garden, the villa offers numerous outdoor spaces ideal for relaxing, entertaining guests or simply enjoying nature and the surrounding landscape. This villa in Lesa with lake view is completed by a garage and parking spaces.

A charming solution, perfect for those looking for a panoramic home in one of the most sought-after locations on the Piedmontese shore of Lake Maggiore, with the opportunity to enhance a property already rich in character and personality.

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

## Location

Lesa



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**Your contact person**

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