



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Leggiuno ! Duplex apartment in a small residential complex with pool and garage | Property Lago Maggiore



IT-V31-KA

Close to the lake  
21038 Leggiuno  
Italy



## Data overview

<b>Type of property</b>	Apartment
<b>Kind of property</b>	Apartment
<b>Postcode</b>	21038
<b>Country</b>	Italy
<b>City</b>	Leggiuno
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 130 m <sup>2</sup>
<b>Number of rooms</b>	3
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	305.000,00 €
<b>Brokerage</b>	for the buyer 5 % plus VAT
<b>Condition</b>	As good as new
<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 offer for sale a recently built two-storey flat in Leggiuno, in an elegant residential context with swimming pool.

The flat is located in a residential area of the village, only 1 km from the Reno beach and a few minutes from the centre of Leggiuno.

The complex to which this duplex flat in Leggiuno belongs consists of only ten residential units and was built in 2010.

The apartment has a total surface area of approximately 130 square metres, distributed on two internally connected levels: first and second floor. The main entrance to the flat is located on the first floor and opens onto the bright living area. The room consists of a living room with dining area and a partially open kitchen. From the living room and kitchen, two strong windows lead to a spacious terrace with a view of the garden and swimming pool, perfect for a summer dining area. On the same level, via a hallway with fitted wardrobes, one reaches a bathroom complete with shower and the master bedroom, equipped with walk-in wardrobe and balcony.

The upper floor is connected internally by an elegant iron staircase; all the rooms have exposed beams and velux with electric shutters. The floor consists of a spacious mezzanine overlooking the lower floor, which currently houses a study, followed by a bedroom, a large laundry room and a bathroom with shower and whirlpool tub.

The property also includes a double garage located in the basement. The residential complex is surrounded by a large garden, in excellent condition, for communal use, with an in-ground swimming pool.

The condominium expenses of the property are approximately 1,800 € per year. The flat has fine finishes and excellent amenities, such as double-glazed and pvc windows and doors, electric blinds, underfloor heating and air conditioning system on both floors. There is, moreover, the possibility of purchasing the entire furniture at a price of 15,000 €.

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

## Location

Leggiuno



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**Your contact person**

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