Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Cittiglio ! Villa with lake view and 100 sqm outbuilding I Real estate Lake Maggiore



IT-V001-KA

Lake view
21033 Cittiglio
Italy

Data overview

Type of property	House
Kind of property	Villa
Postcode	21033
Country	Italy
City	Cittiglio
Additional geographical information	Lago Maggiore
Living space	approx. 380 m^2
Number of rooms	9
Plot size	approx. 8.500 m^2
Number of bedrooms	7
Number of bathrooms	4
Asking price	790.000,00 €
Brokerage	for the buyer 5 % plus VAT
Condition	Well maintained

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Description

We offer for sale a large detached villa in Cittiglio, with panoramic views of Lake Maggiore and Monte Rosa and an outbuilding.
The construction of this villa in Cittiglio dates back to the end of the 19th century; it is located in a residential and reserved context, in a hilly and panoramic area only 5 minutes from the village centre and 10 minutes from Laveno Mombello.
The villa is on three above-ground levels plus a basement level for a total area of about 380 square metres.

The main entrance is on the ground floor, where there is a large living room with a marble fireplace and access to the outside, a dining room, a habitable kitchen with pantry and a spacious storage room under the stairs.
From the floor there is access to a stone terrace.
A marble staircase, central to the building, leads to the upper floors. On the landing between the ground and first floor there is a service bathroom.

The first floor houses six bedrooms, four doubles and two singles, as well as two bathrooms complete with bathtub.
The second floor is inside the turret, where a studio with a view of the lake and surrounding mountains has been created.
The basement of the villa houses the cellar, a sauna and the technical room.
An external garage completes the property.

The villa is set in a large, planted park of 8,500 square metres within which there is also a dependance of approximately 100 square metres: renovated in the 1990s, it consists of a living room with kitchen, double bedroom and bathroom on the ground floor, service rooms and tavern in the basement.
A number of improvements have been made to the property, including the replacement of the window frames (now double-glazed) and the boiler, and the re-roofing, façade and heating pipes.
The villa boasts quality materials such as parquet and Verona marble floors.

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

Location

Cittiglio

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