



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

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



IT-V001-KA

Lake view  
21033 Cittiglio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21033
<b>Country</b>	Italy
<b>City</b>	Cittiglio
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 380 m <sup>2</sup>
<b>Number of rooms</b>	9
<b>Plot size</b>	approx. 8.500 m <sup>2</sup>
<b>Number of bedrooms</b>	7
<b>Number of bathrooms</b>	4
<b>Asking price</b>	790.000,00 €
<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 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](http://www.real-estate-italy.com).

## Location

Cittiglio



**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](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

The information and advertising of **Italien Hauskauf** is not legally binding.