



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Villa with lakeview and garden, renovated and in good conditions | Real estate Lake Maggiore



IT-R013-KA

Lake view  
21020 Ranco  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	21020
<b>Country</b>	Italy
<b>City</b>	Ranco
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 210 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 1.500 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	690.000,00 €
<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

Beautiful villa overlooking Lake Maggiore in a quiet residential area not far from the lake's shores.

The villa in Ranco is approximately 210 m<sup>2</sup> and spread over three levels, offering spacious indoor and outdoor areas as well as beautiful lake views.

On the ground floor, the house features a large living room with a dining and sitting area enhanced by a wood-burning stove and large windows that provide unobstructed views of the lake. A terrace is accessible from the living room.

The kitchen is habitable and separated from the living room by elegant sliding doors. A service bathroom completes this floor.

On the first floor there are two spacious bedrooms, both with lake views and parquet flooring. The main bathroom is equipped with a bathtub and a shower. A practical attic is also accessible from this floor.

The basement includes a tavern, a single garage, a small bathroom with a shower and a room that serves as the boiler room and laundry room.

Three outdoor parking spaces and a spacious basement with its own entrance complete the property.

The villa is surrounded by a beautifully landscaped garden of approximately 1,500 m<sup>2</sup> which offers space for a barbecue area, a veranda and an outdoor shower.

An additional 3,000 m<sup>2</sup> plot of land with lake views is also available ( sales price: 30.000 €).

This villa in Ranco was equipped with a condensing boiler in 2023.

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

## Location

Ranco, Lago Maggiore.



**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.