



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Meina ! Elegant villa with lake view in quiet residential area | Real estate Lake Maggiore



IT-M023-KA

Lake view  
28046 Meina  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28046
<b>Country</b>	Italy
<b>City</b>	Meina
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 156 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 400 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	3
<b>Asking price</b>	595.000,00 €
<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

Elegant villa with lake views in a quiet residential area.

Built in 1965 the villa is in excellent condition. The building services are state-of-the-art, including a new condensing boiler, video surveillance and an alarm system.

The ground floor features a warm and inviting living area with living room, kitchen complemented by a rustic wood-burning stove.

The magnificent views of the terraced garden and Lake Maggiore are a constant delight.

The upper floor boasts natural wood parquet flooring and high-quality finishes, comprising two bright bedrooms, an elegant bathroom and a cozy balcony overlooking the hills.

The fully insulated and bright basement houses a second bathroom, a laundry room, a hobby/work room, a pantry with direct access to the double garage.

Of particular note is the beautiful terraced garden which extends over several levels, richly planted and meticulously maintained.

A charming residence, ideal as a primary or secondary home – Lake Maggiore offers a wonderful experience here in every season.

Further information and floor plans are available upon request.

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

## Location

Meina, Lake 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.