



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Charming villa with lake view, renovated, prime lakeside location | Real estate Lake Maggiore



IT-L017-KA

Lake view  
28040 Lesa  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28040
<b>Country</b>	Italy
<b>City</b>	Lesa
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 200 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 1.000 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	530.000,00 €
<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

Charming villa in Lesa with lake views combining historical charm with modern comfort.

This detached villa was built in the early 20th century and recently renovated.

Its tranquil and sunny location with beautiful views of Lake Maggiore adds to its appeal.

The villa, with approximately 200 square meters of living space, is spread over 3 floors and welcomes you with a spacious and bright living room. Large windows offer stunning views of Lake Maggiore and access to a panoramic terrace.

The cozy kitchen is fully equipped for everyday use and entertaining guests.

The sleeping area features three comfortable and private bedrooms.

The basement includes a tavern, a cellar, and utility rooms, providing additional potential uses.

The beautifully landscaped garden, approximately 1,000 square meters, blends seamlessly into the Piedmontese hills.

There is the option to build a garage.

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

## Location

Lesa, Lago Maggiore, Piemont



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**Your contact person**

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