



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Gignese ! Villa between forest and lake in a quiet, central location | Real estate Lake Maggiore



IT-0808-KA

28836 Gignese
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	28836
Country	Italy
City	Gignese
Additional geographical information	Lago Maggiore
Living space	approx. 160 m ²
Number of rooms	4
Plot size	approx. 2.500 m ²
Number of bedrooms	2
Number of bathrooms	2
Asking price	390.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	In need of renovation
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Situated in the sunny residential area of Vezzo, this property offers a rare balance between the tranquility of a private retreat and strategic proximity to all amenities.

The highlight is undoubtedly the 2,500 m² garden.

The dense vegetation ensures complete privacy, even though the villa is nestled within an established residential neighborhood rather than being isolated.

The expansive lawn is perfectly suited for the installation of a swimming pool.

The villa is located just minutes from Stresa and Lake Maggiore with extremely quick access to the motorway.

With a gross floor area of approximately 160 m² the house features a solid structure that offers great potential for a modern renovation.

- Ground floor (82 m²): Ideal for creating a bright, open-plan living area with direct access to two large covered verandas.
- Lower ground floor (112 m²): A versatile space featuring a recreation room (taverna) with a kitchen for entertaining, a guest toilet and a cellar.
- The property is completed by a garage (26 m²) and a useful attic space (27 m²).

Further information and floor plans are available upon request.

Location

Gignese / Vezzo.



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
Homepage: www.real-estate-italy.com

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