Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Belgirate ! Historic artist’s house with gallery just 50 meters from the Lake Maggiore.



IT-0868-KA

28832 Belgirate
Italy

Data overview

Type of property	House
Kind of property	Townhouse
Postcode	28832
Country	Italy
City	Belgirate
Additional geographical information	Lago Maggiore
Living space	approx. 250 m^2
Number of rooms	4
Plot size	approx. 100 m^2
Number of bedrooms	1
Number of bathrooms	2
Asking price	370.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Refurbished

Contact person

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Description

Located in the historic center of Belgirate, just steps away from Lake Maggiore, lies this unique property:
A perfect blend of historic charm and modern design.

Meticulously renovated with 250 m^2 gross area this property serves as an ideal retreat for creative individuals.

Living and Creative Spaces
The house extends over several levels, offering exceptional versatility:

• Ground Floor – Your Independent Studio: Accessed via an antique gateway, this space is perfect for use as an art studio or private gallery. The ground floor also includes a bathroom, a laundry room and a cellar.

• First Floor – A stone staircase leads to the living area, distinguished by high ceilings with exposed beams and premium teak flooring. The living room and kitchen create a welcoming atmosphere with direct access to the courtyard.

• Second Floor – A bright, light-filled space ideal for a reading nook, yoga area or a second studio. This level also features a dressing room with a balcony and a bathroom with a window.

• Third Floor – The sleeping area opens into a spacious master bedroom with an en-suite bathroom and a large mezzanine.

Belgirate is a charming village strategically situated on the Piedmontese shore of Lake Maggiore.

The lakeside promenadefeaturing cafés, a boat dock, and a beachis just meters away. Additionally, the town center with all essential amenities, restaurants, bars and a pharmacy is within easy walking distance.

It is the perfect base for exploring the lake by boat or enjoying the tranquility of the village’s characteristic old alleyways.

Property Highlights: Dual independent entrances, high-quality finishes (teak and stone) and a location just 50 meters from the lake. Parking available at the waterfront.

Further information and floor plans are available upon request.

Location

Belgirate

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