

# Lago di Lugano

## Porlezza

Ref. 5309: Porlezza - Detached villa with large garden in village centre

Asking Price: € 860.000



# Description

This detached villa in Porlezza has two floors and consists of two living units, one on each floor, which are connected internally but each also with a separate external entrance.

On the ground floor: an elegant entrance hall, the living room spread over two floors, dining kitchen, 5 bedrooms, 3 bathrooms, laundry/boiler room. The ground floor can be divided into two separate flats, each room having direct access to the garden.

On the first floor: an entrance hall, living room with fireplace, dining room with large front terrace, kitchen, 2 bedrooms, bathroom, and ironing room/storage room.

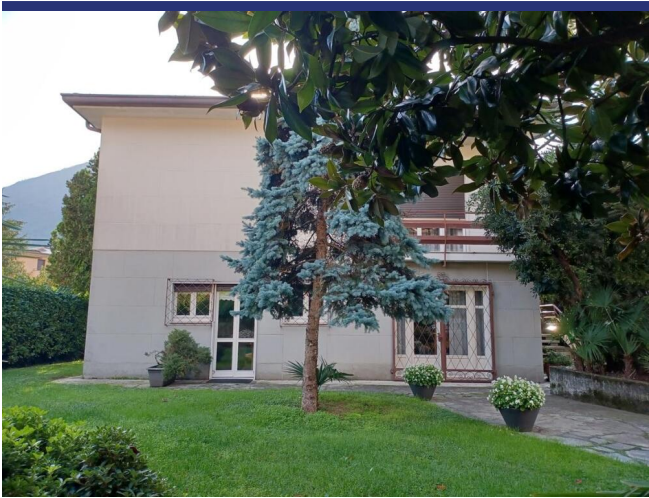
On the land surrounding the house, there is a residual volume with the possibility of adding another 365 m<sup>2</sup>. Furthermore, there are 2 covered and 3 uncovered parking spaces at the rear.

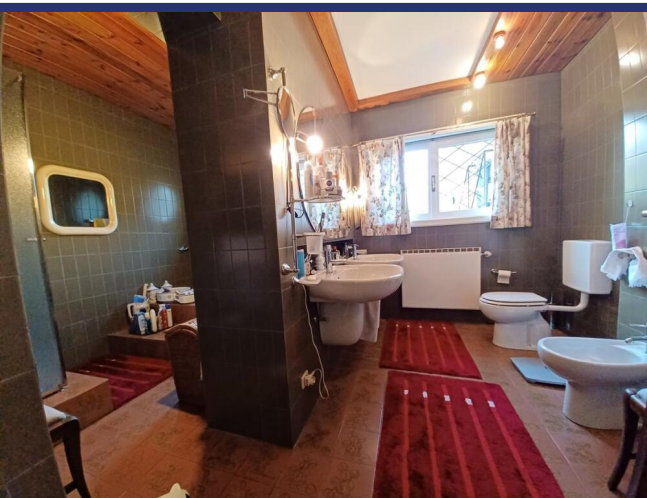
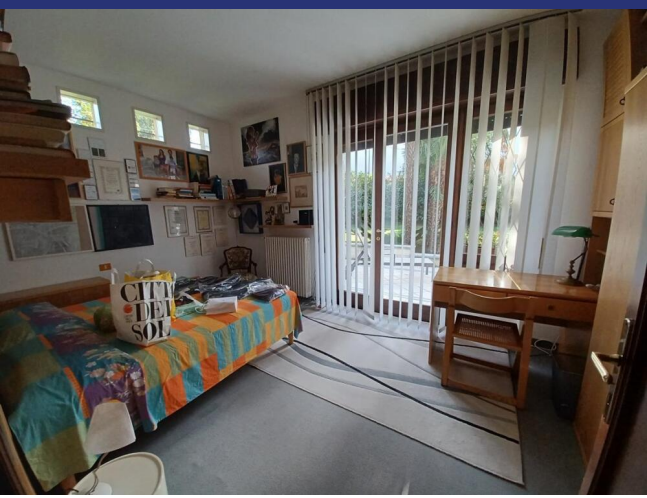
The villa is ideal for permanent living, with the possibility of using part of it for rental purposes as well.

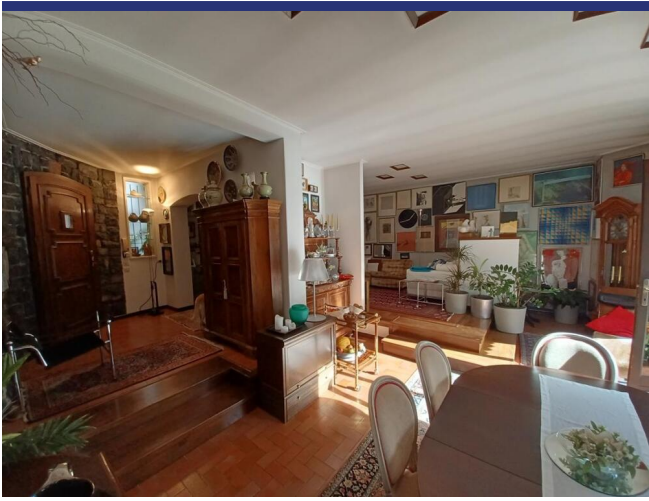
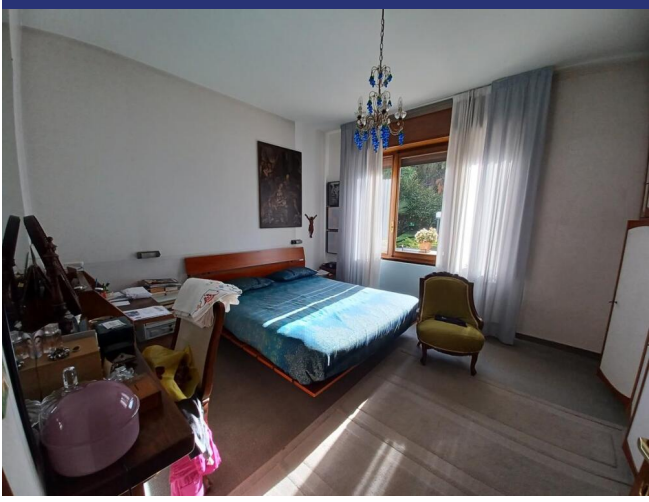
Accessories: fireplace, electric gate, double glazing, satellite system, laundry room, armored door, storage room, the garden of 2480 m<sup>2</sup>

# Pictures











# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5309
- Villa/Farmhouse
- 0.5 km to Lake
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Asking Price: € 860.000
- Floorspace: 403 m<sup>2</sup>
- SQM Plot: 2480 m<sup>2</sup>
- Bedrooms: 7
- Bathrooms: 4
- Rental Potential: Good
- Condition of the Property: Good
- Status: Available



# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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