Lago Maggiore

Angera

Ref. 6363: Angera, small detached house with stunning lake views
Asking Price: € 350.000



Description

We offer a flat for sale in Angera, located in a green residential area, in a complex of detached houses.

The location guarantees peace and privacy, while still being conveniently located to all amenities in both Ranco and Angera.

From the street level, you have access to a single garage; the entrance to the flat is reached via 75 steps.

The flat, with a total area of about 90 square metres, is spread over two floors and is laid out as follows: the entrance opens onto a hallway with bespoke wardrobes for coats, followed by the open-plan living room, which consists of a dining room, an open-plan kitchen, complete with appliances and washing machine, and a living room with a fireplace. The dining room opens onto a covered terrace with a brick barbecue and direct access to the garden. The living room offers beautiful views of the lake and has access through large sliding windows to a balcony with a seating area and a sunshade.

On the ground floor are the bathroom with shower, a single bedroom and the master bedroom with parquet floor and en suite bathroom with shower. A third single bedroom/study can be created on this floor. The floor is completed by a storage room under the stairs with a technical room.

The property has a private garden of about 100 square metres, aluminium window frames with double glazing, radiator heating and porcelain tile floors.

The service charge is just €200 a year for the maintenance of the common areas.

Perfect for those looking for a second home in a quiet location. The property offers light, privacy and a functional layout, ideal for those who want to live in contact with nature without compromising on comfort.

Pictures











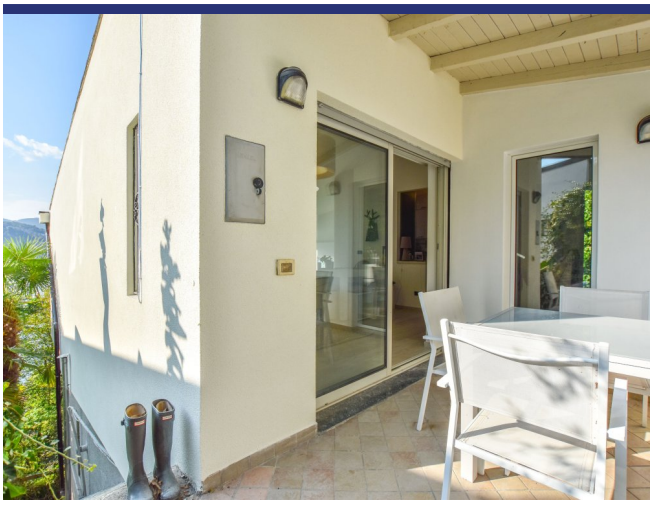


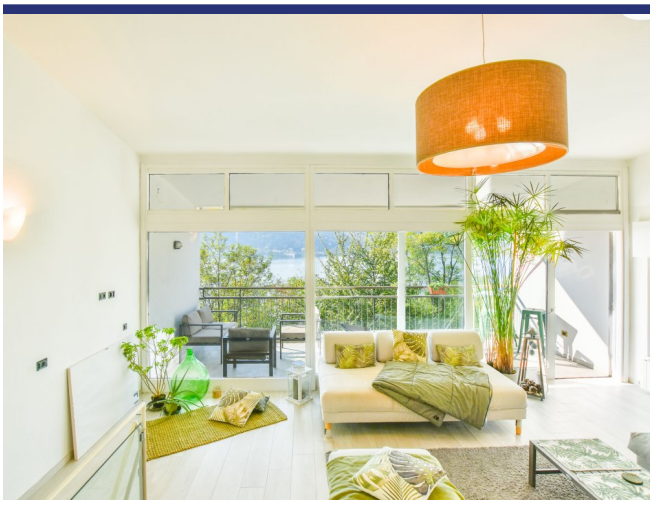
















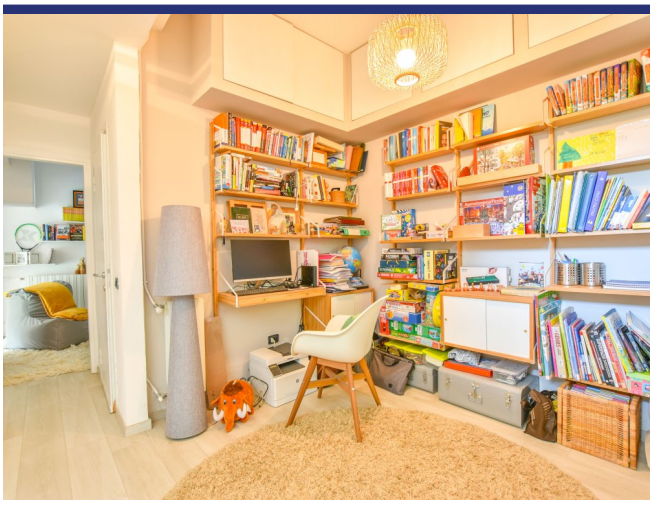


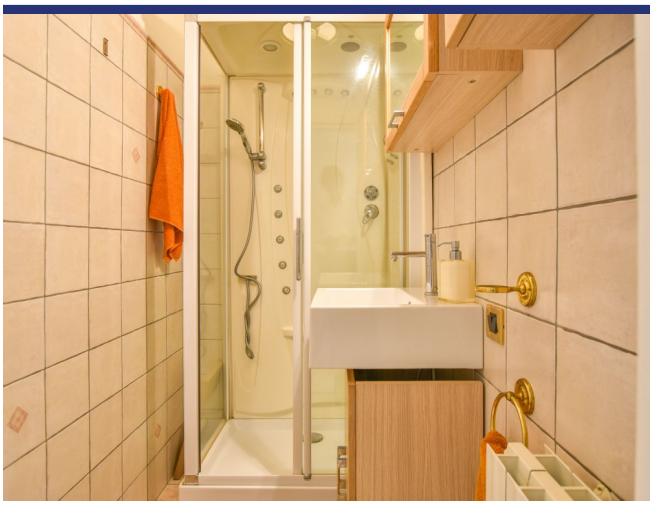




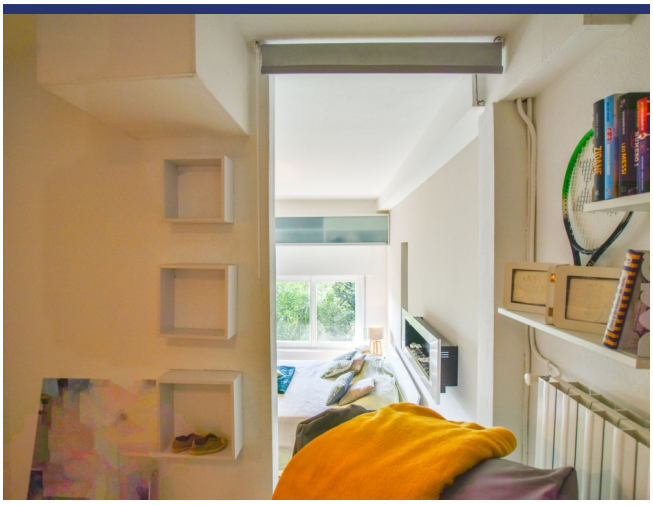


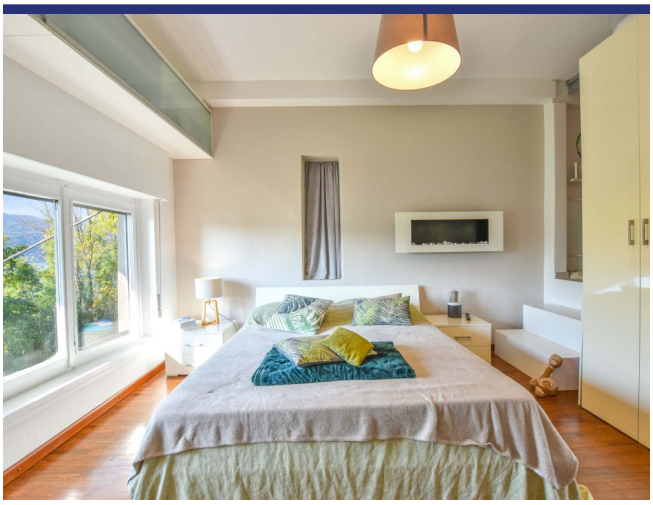







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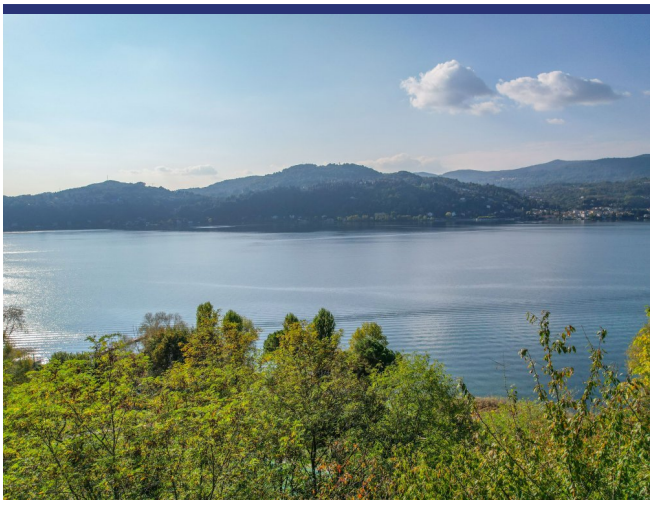


















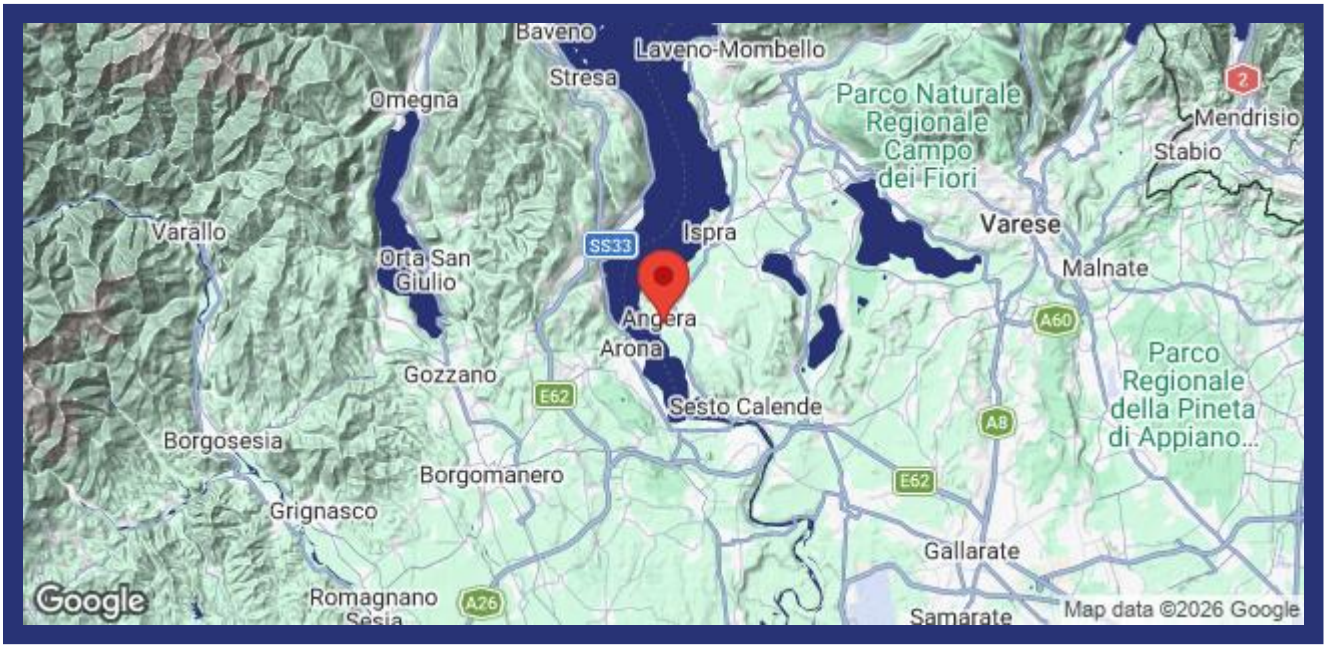







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Location & Details



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

- Reference: 6363
- Lakeview
- Panoramic View
- 0.3 km to Lake
- 0.5 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Asking Price: € 350.000

- Floorspace: 88 m^2
- SQM Plot: 100 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Good
- Status: Under negotiation

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 a 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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