

# Lago Maggiore

## Angera

Ref. 6020: Old village house to renovate in Angera with lake views

Asking Price: € 420.000



# Description

Angera, just 100 meters from the lake in a dominant position, we offer for sale this old house with three floors plus basement. Completely to be renovated, it can become a beautiful private residence, very suitable for those who would like to start a B&B or divided into 3/4 apartments to use as an income.

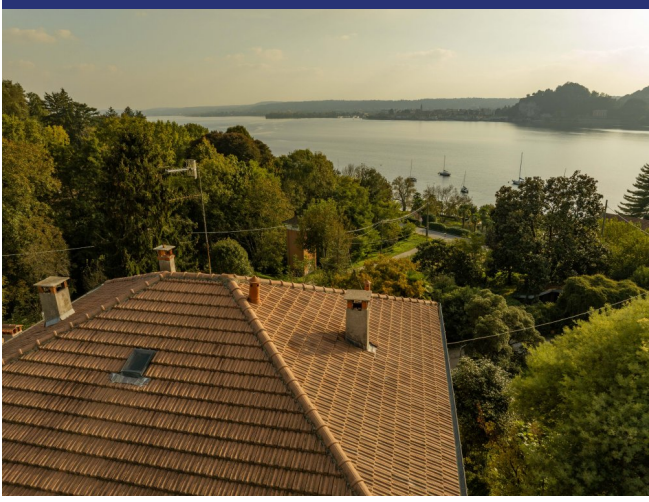
The villa on three levels of 320 m2 and consists of an entrance hall, living room/kitchen with fireplace, two rooms and cellar. An authentic staircase leads to the first floor, where there are 4 bedrooms, a bathroom and a balcony with a view of the lake. On the second floor there is a living room, kitchen, two bedrooms, a bathroom and a panoramic balcony. A large and bright attic makes it possible to create more rooms.

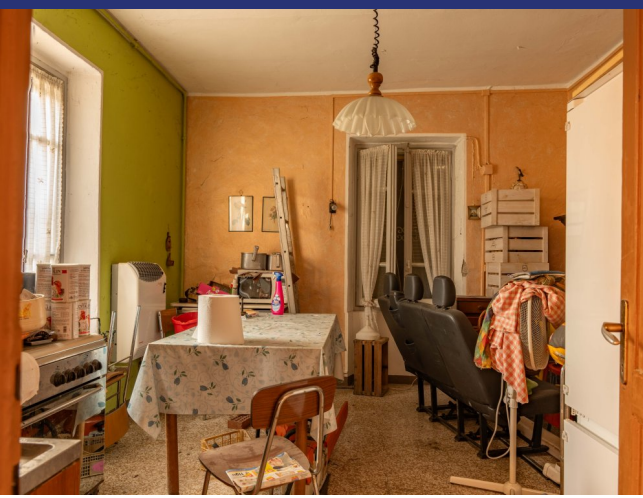
The property has a small garden of about 50mq and next to it a plot of land suitable for creating parking spaces.

Angera, in the province of Varese, Lombardy is highly appreciated by foreign customers and considered strategic. This is due to the proximity of numerous tourist places such as Arona, Orta San Giulio, Varese, the capital of the province. The metropolis of Milan can be reached in 50 minutes by car, while the border with Piedmont is only a few kilometers away. From a transport point of view, Milan Malpensa airport is about 40 minutes away by car, making this location well connected to all major international airports.

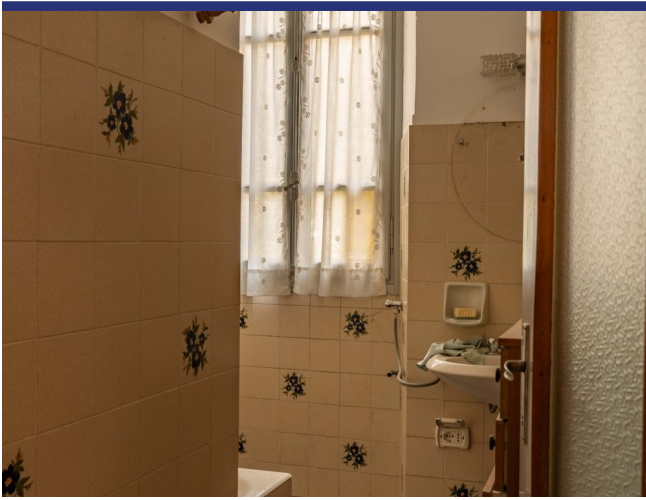
# Pictures





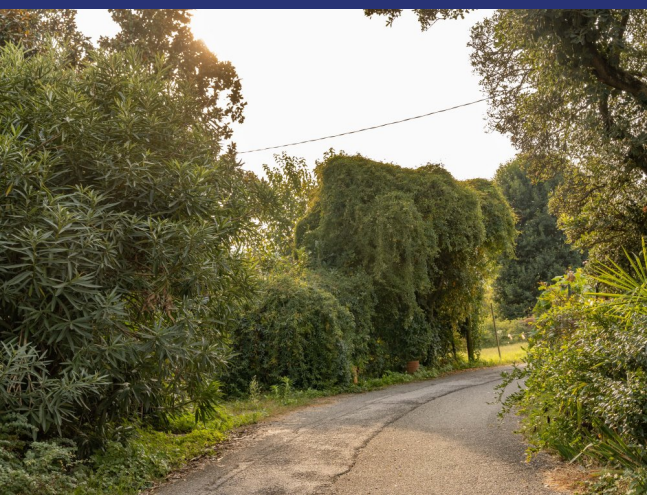




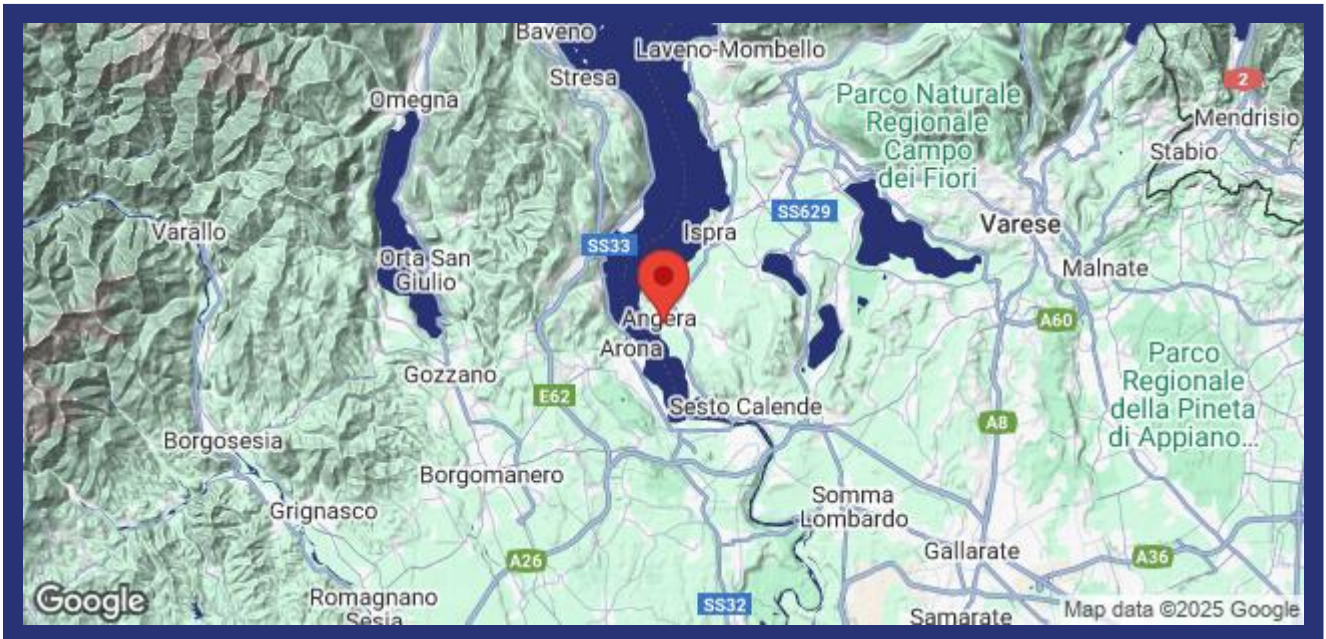








# Location & Details



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

- Reference: 6020
- Village House/Cottage
- Lakeview
- Panoramic View
- Garden
- Balcony
- Garage: Parking Space
- Guesthouse: To be realised
- Asking Price: € 420.000
- Floorspace: 320 m<sup>2</sup>
- SQM Plot: 250 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 3
- Rental Potential: Good after renovation
- Condition of the Property: Partly to be renovated
- 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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