Lago Maggiore

Arolo - Leggiuno

Ref. 6627: Leggiuno – detached villa with a garden and views of Lake Maggiore
Asking Price: € 725.000



Description

Detached villa with garden and views of Lake Maggiore – Leggiuno

We are offering this detached villa for sale in Leggiuno, situated in a quiet and sheltered location, surrounded by greenery and a short distance from the shores of Lake Maggiore. The location offers plenty of privacy and a pleasant quality of life, whilst key amenities are within easy reach. From the main rooms of the property, you can also enjoy lovely views across the lake.

The villa was built in 1966 and still retains the charm of the architectural style of that period. The property is in good structural condition. Over the years, various maintenance and improvement works have been carried out, including the replacement of the boiler with a modern high-efficiency condensing boiler in 2021. The property is ready to move into, but at the same time offers interesting opportunities for those who wish to further modernise the layout, finishes and interior design to suit their own taste.

The property is spread over two levels and offers approximately 178 m² of living space, with a total commercial area of approximately 226 m². Access is via an automatic entrance gate, which leads to the double garage of approximately 33 m² and the main entrance to the villa. The property is completely surrounded by a private garden of approximately 1,440 m², ideal for making the most of outdoor living in every season.

Ground floor

Upon entering, there is a practical toilet and built-in cupboards. The light and airy living room features a cosy wood-burning open fireplace and parquet flooring. From the living room, you have a pleasant view over Lake Maggiore.

The dining room opens directly onto the terrace, creating a natural transition between the indoor and outdoor spaces. The spacious, separate kitchen also has direct access to the staircase leading to the lower level.

The sleeping area comprises two bedrooms, a bathroom and a separate study which, depending on the family's needs, can easily be used as a third bedroom. The bedrooms have carpeted floors laid over a wooden subfloor.

Basement

The basement features a spacious cellar/storage area and is exceptionally practical and versatile in its layout. Among other things, it houses a utility room, a plant room containing the boiler, a separate wine cellar, a third bedroom with en-suite bathroom, an additional toilet and a direct access to the double garage.

Technical features

The villa features:

wooden window frames with double glazing; wooden shutters; gas-fired central heating with radiators; a high-efficiency condensing boiler, installed in 2021; provision for fibre-optic broadband.

A home offering privacy, space and potential

This villa is ideal for those seeking a peaceful and sheltered living environment, with plenty of outdoor space and pleasant views of Lake Maggiore.

The property is well suited as a permanent family home for those who value tranquillity and a practical layout, but is equally attractive as a second home for those who enjoy spending their leisure time on Lake Maggiore.

Thanks to the opportunity to modernise the interiors to suit your own taste and further optimise the various spaces, the villa also offers interesting potential. A combination of space, privacy, location and possibilities, just a short distance from Lake Maggiore.

Pictures



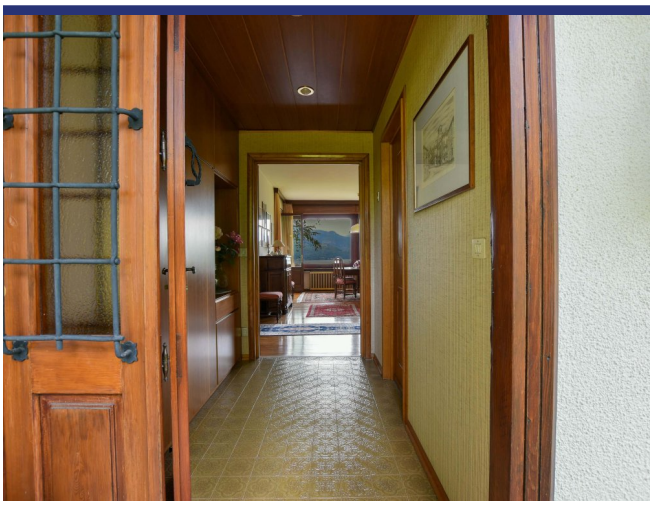








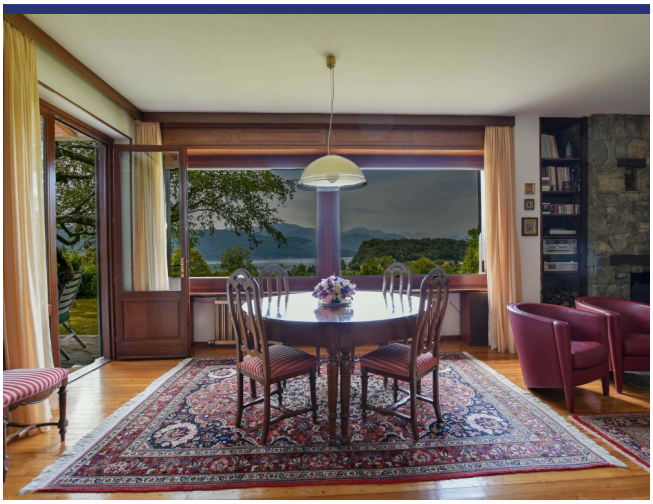




































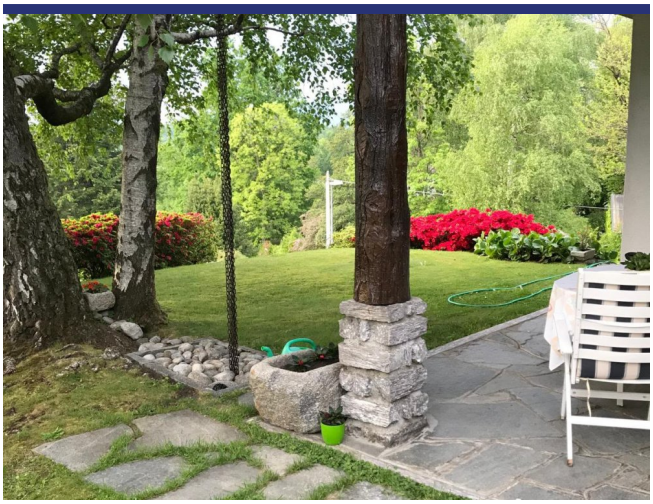




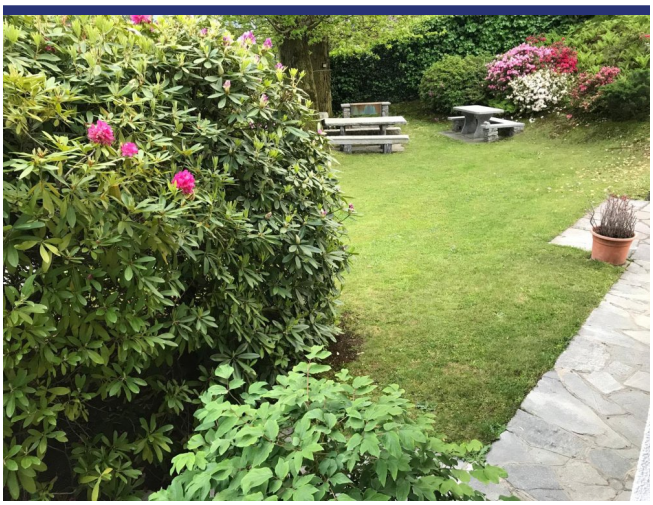








































Location & Details



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

- Reference: 6627
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 2 km to Lake
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 725.000

- Floorspace: 178 m^2
- SQM Plot: 1440 m^2
- Bedrooms: 3
- Bathrooms: 3
- 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 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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