

Lago Maggiore

Cazzago Brabbia

Ref. 6487: Luxury villa located directly on Lake Varese

Asking Price: € 2.350.000



Description

We offer for sale in Cazzago Brabbia, on the shores of Lago di Varese, a prestigious villa located in a quiet and particularly charming natural setting. The property enjoys a strategic position: surrounded by greenery and the tranquillity of the lake, but at the same time well connected to Varese and its main amenities. Ideal both as main residence and second home for leisure.

Built in the 1940s and completely renovated in 2016, the villa is a harmonious combination of historic architecture and modern comfort. The renovation has preserved and enhanced the original elements, combining them with contemporary installations and finishes, while respecting the property's character.

Distributed over several floors, the property is surrounded by a private park of about 18,000 m², with century-old trees and spacious green areas that guarantee privacy and optimal use of outdoor space.

On the ground floor is the main entrance, leading to a triple living room with rounded walls that harmoniously shape the space. This space looks out onto a large covered terrace overlooking the garden. The kitchen is separate and connected to a spacious terrace. Also on this floor are a dining room with large windows to the outside, a corridor and a guest toilet. The rooms are finished with oak floors and high-quality details, including solid wood doors from the 18th century.

The floors are connected by an impressive central granite staircase with wrought-iron handrail and a lift serving all levels of the house.

On the first floor is the sleeping area with two double bedrooms, both with en suite bathrooms; one of which is arranged as a spacious bathroom. One of the bedrooms has direct access to a large terrace. An additional bedroom and bathroom are located on the same floor.

The second, attic floor offers a versatile space, suitable as a relaxation area, study or guest room, complete with a bathroom with shower and panoramic views.

The semi-underground floor includes a tavern, a service kitchen, a bathroom with laundry room and four additional rooms that can also be used for staff or guests. An automated garage completes the property.

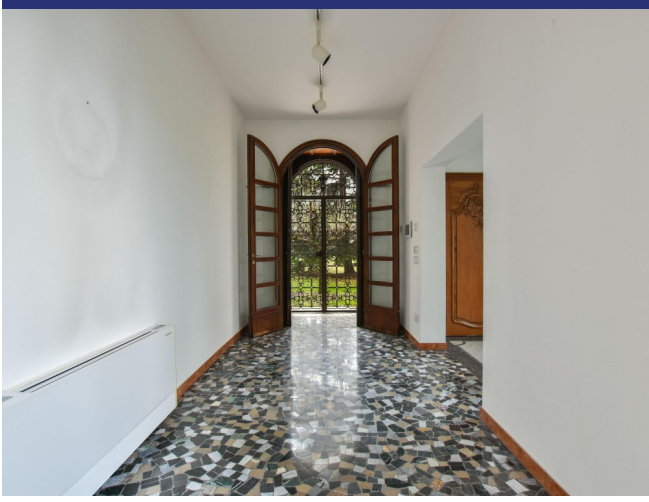
Technically, the 2016 renovation modernised both installations and finishes, ensuring contemporary living standards.

The entrance retains the original Palladian floors, while oak parquet is present in the other rooms. The kitchen is embellished with a Val di Sole majolica stove and a wrought-iron door. The presence of a lift makes the property functional and easily accessible on all levels.

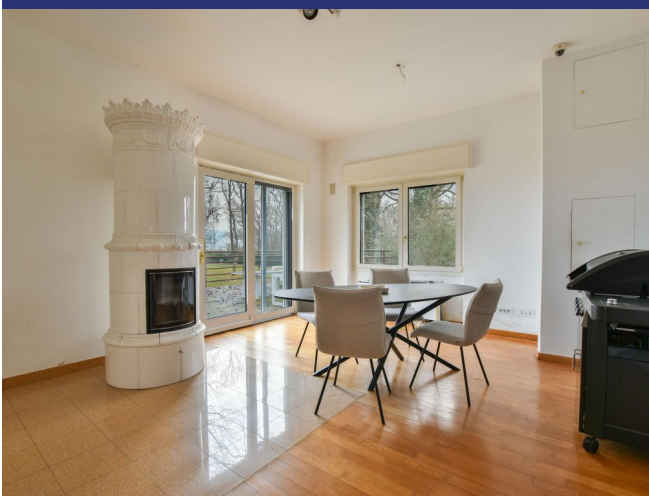
This property is ideal for those looking for a representative residence on Lago di Varese, with a spacious private park and generous interior spaces, suitable for a family or for those who like to receive guests. It is a solution that combines privacy, comfort and architectural quality, perfect both as a main residence and second residence in a high-quality natural setting.

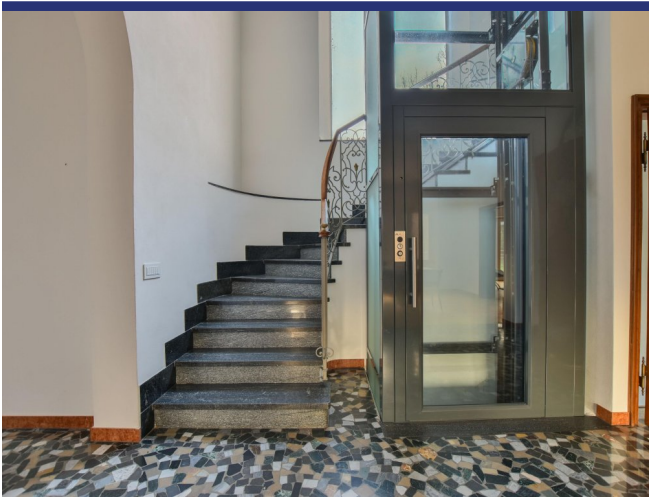
Pictures



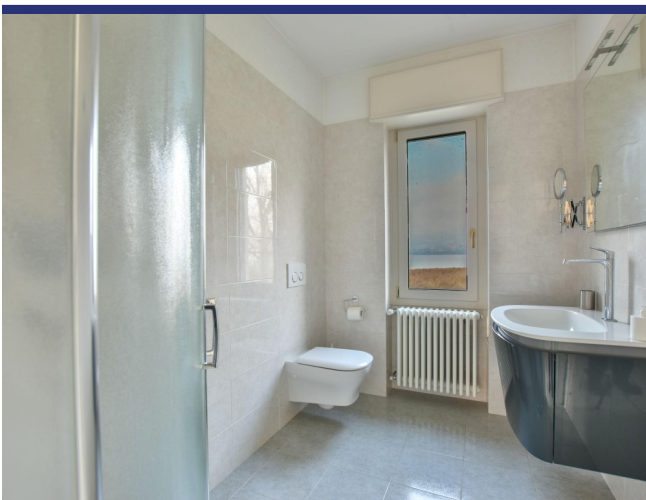


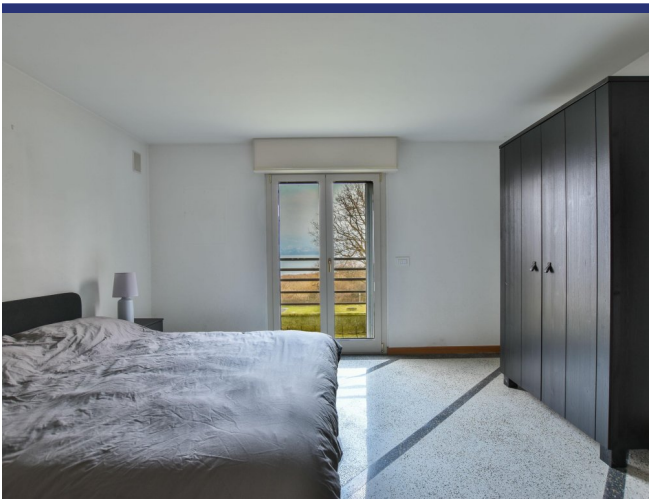
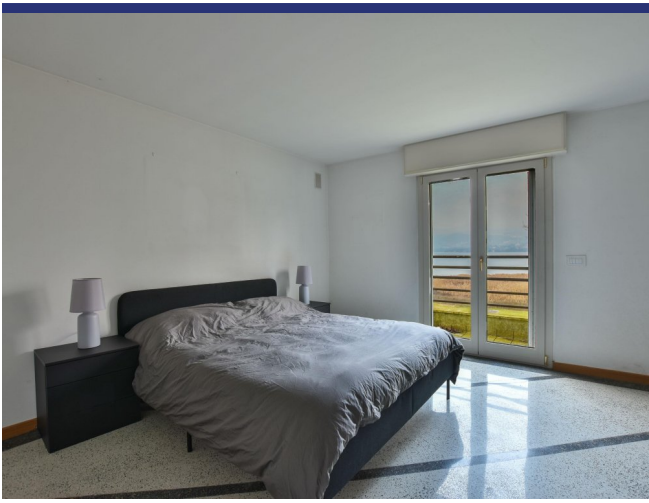
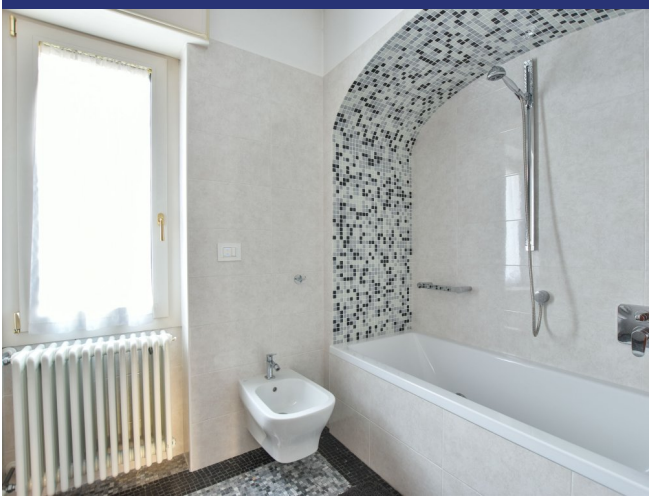


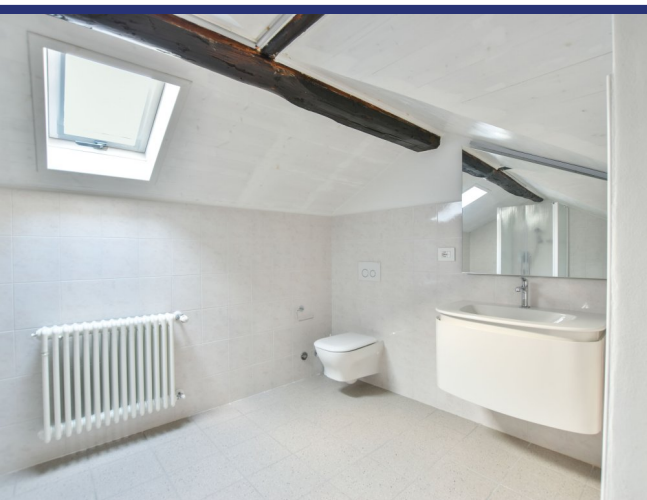
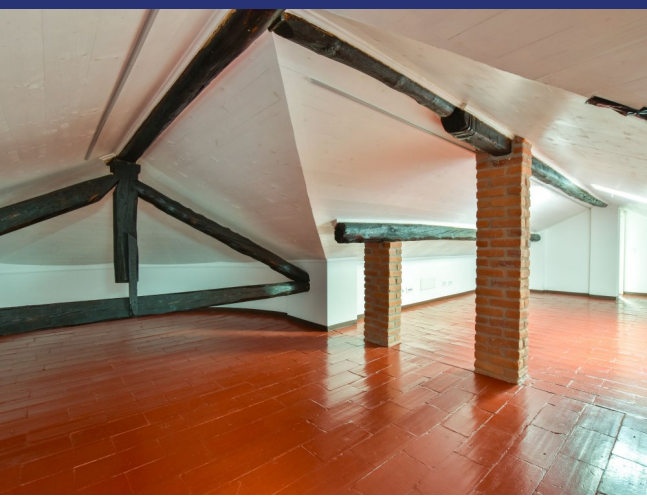
























Location & Details



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

- Reference: 6487
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Yes
- Pool: To be realised
- Asking Price: € 2.350.000
- Floorspace: 560 m²
- SQM Plot: 18000 m²
- Bedrooms: 4
- Bathrooms: 5
- Rental Potential: Very 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

