

# Lago Maggiore

## Colmegna

Ref. 6053: Beautiful villa with large garden and swimming pool in Luino Colmegna  
Asking Price: € 895.000



# Description

In Luino Colmegna, we offer this beautiful, family-friendly villa on Lake Maggiore, just a 20-minute walk from the lake and beach of Colmegna. The villa, located in a quiet sought-after neighbourhood features a large, well-maintained private garden with a fantastic 10-metre private pool.

The villa is divided into two floors.

On the ground floor, there is a sunny, open-plan dining room and modern kitchen with three sets of French doors opening onto a large terrace overlooking the garden. The large outdoor terrace offers ample space for barbecues and the existing canopies provide shade on hot summer days.

There are also 2 bedrooms and a large bathroom on the ground floor of this villa. The first of these bedrooms is a large, sunny double room with French doors opening onto the terrace. The second, smaller room is ideal for children and teenagers. The modern bathroom on this floor has a large corner bath and a separate walk-in shower.

On the top floor of this villa is a beautiful, bright and stylish living room with three sets of French doors opening onto a wraparound balcony with stunning views of the lake and the surrounding hills and countryside.

There are two double bedrooms on this floor which also have French doors to the large balcony. It has a modern en-suite bathroom with double sinks, bidet and large walk-in shower. The second bedroom has an en-suite bathroom with walk-in shower.

The garden of this villa is extensive and offers plenty of space for children to play or adults to enjoy the sun. In the summer months, it is fragrant with the lavender plants dominating the area around the terrace.

The beautiful pool measures 10 m x 4.5 m with a maximum depth of 1.6 m and is complemented by a large terrace that provides ample space for sun loungers. The pool has a safety cover.

There is a large basement room with washing machine connection!

The property has a long private driveway with ample parking for several cars.

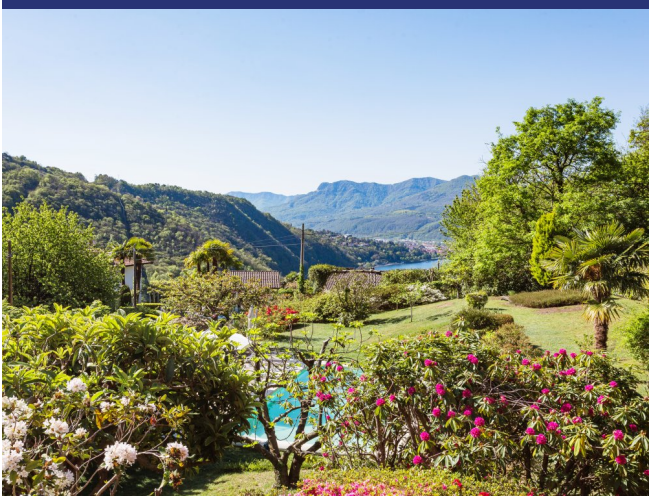
Colmegna is a beautiful village on Lake Maggiore and is an ideal base for a holiday on the Italian lakes. The village has the excellent lakeside restaurant Tiffany in the luxurious Relais Villa Porta Hotel, as well as a traditional pizzeria/trattoria. There is also a small but popular beach area where you can take a refreshing dip in the lake. The lake walk from Colmegna to the neighbouring village of Maccagno is a 20-minute flat walk with beautiful views of the lake. For nature lovers, there is a large network of footpaths in the hillside woods, inviting you for short walks and picnics, as well as longer hikes with stunning views of Lake Maggiore.

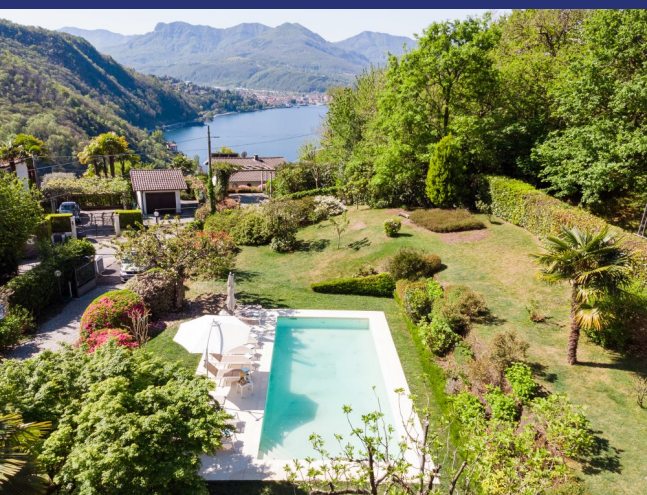
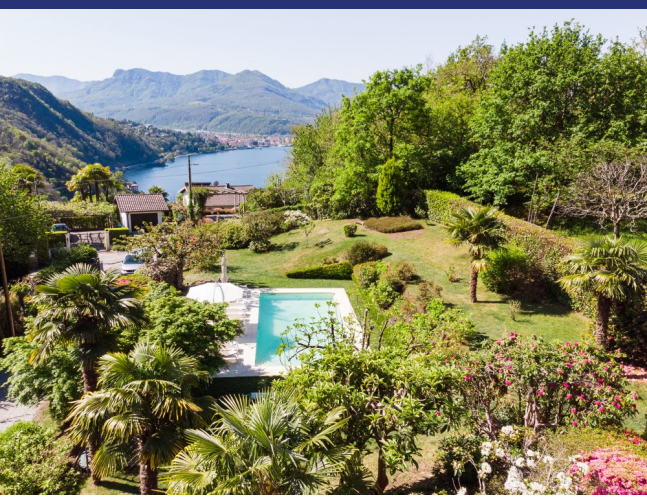
From this villa, you can also visit the towns and villages around the lake. Nearby Luino hosts one of Europe's largest weekly markets every Wednesday and there are plenty of bars and restaurants to suit

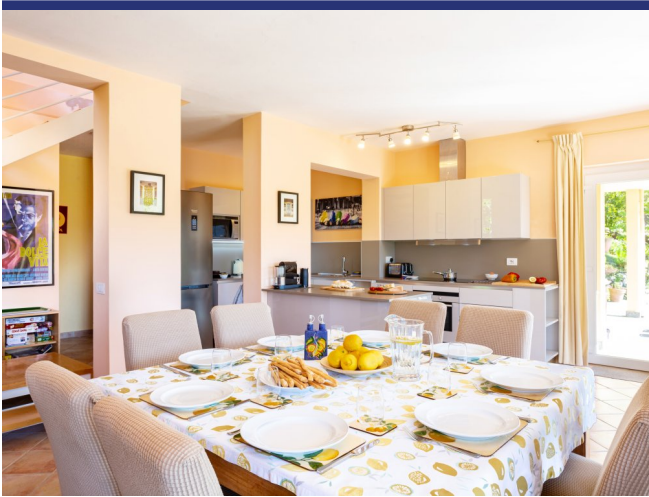
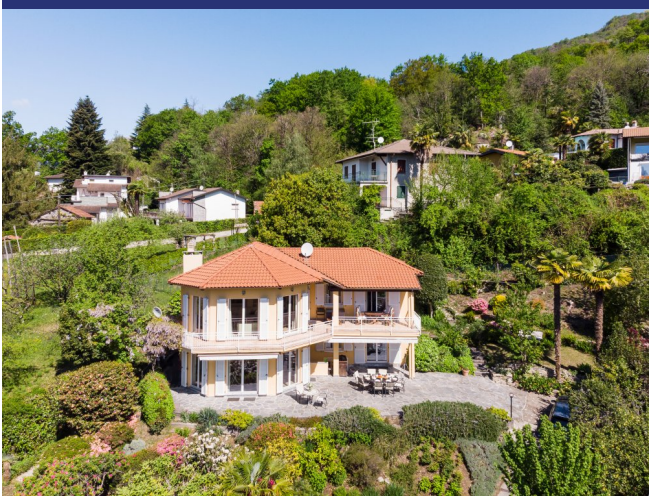
all tastes. In the picturesque village of Maccagno, you can rent motorboats, kayaks, pedal boats and rowing boats to explore the lake, as well as bicycles and e-bikes. At the head of the lake in Switzerland are Ascona and Locarno, the latter with a fantastic lido and spa. On the other side of the lake, and easily accessible by ferry from Luino or Maccagno, are the beautiful towns of Cannobio and Cannero. And of course, you can also reach cities like Stresa and the beautiful Borromean Islands on the Piedmont side of the lake by ferry.

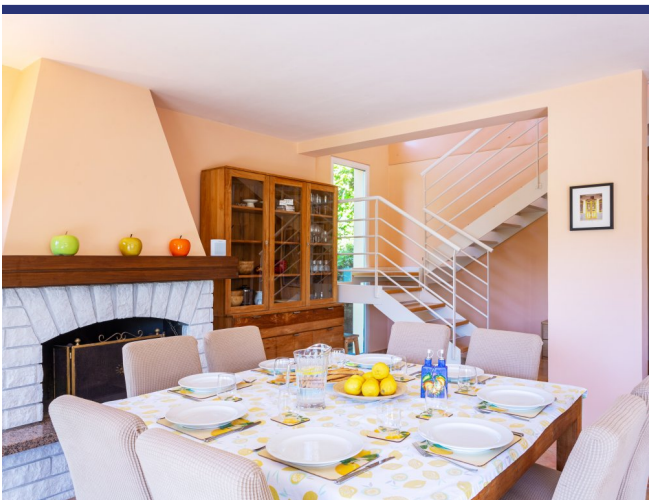
# Pictures



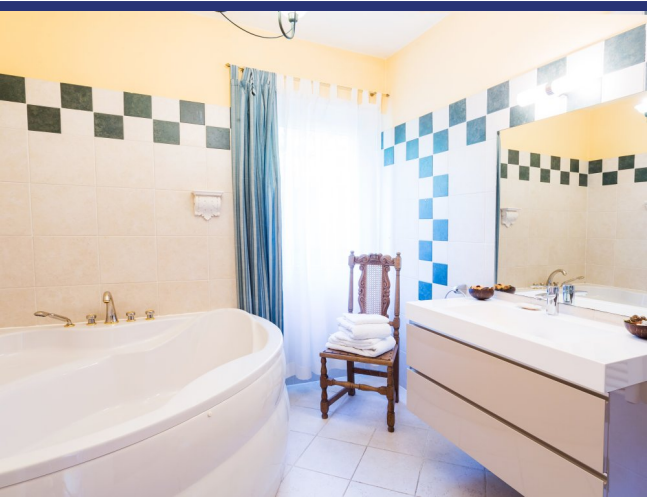
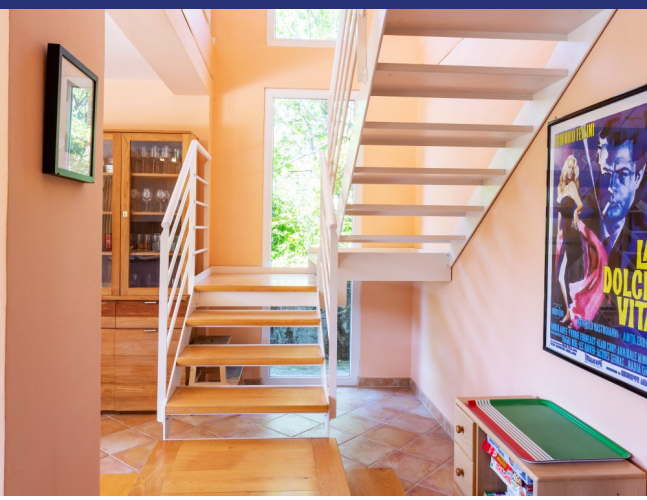




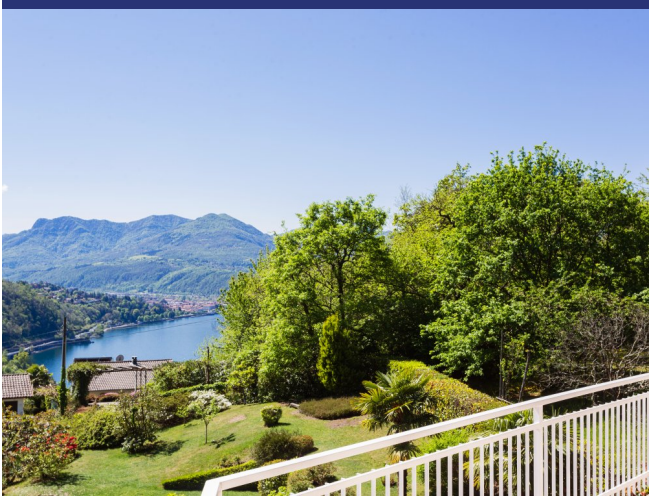




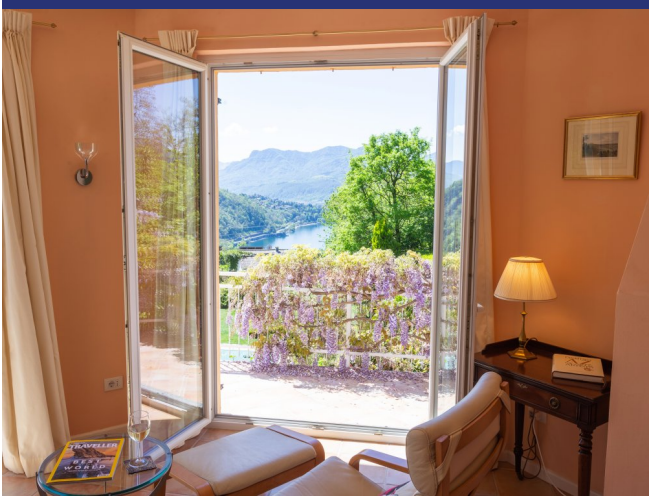




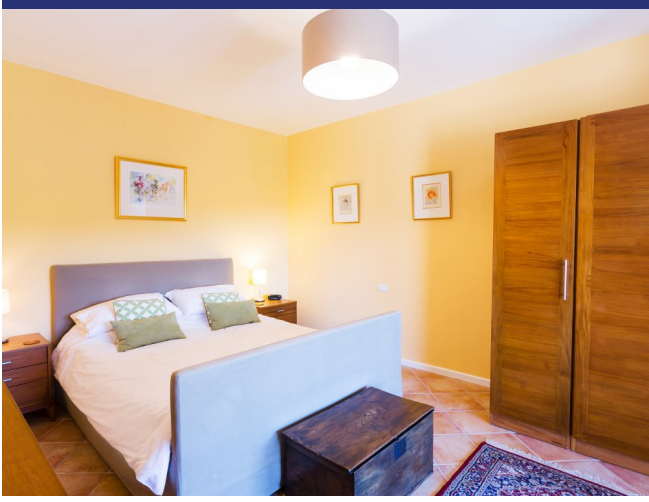








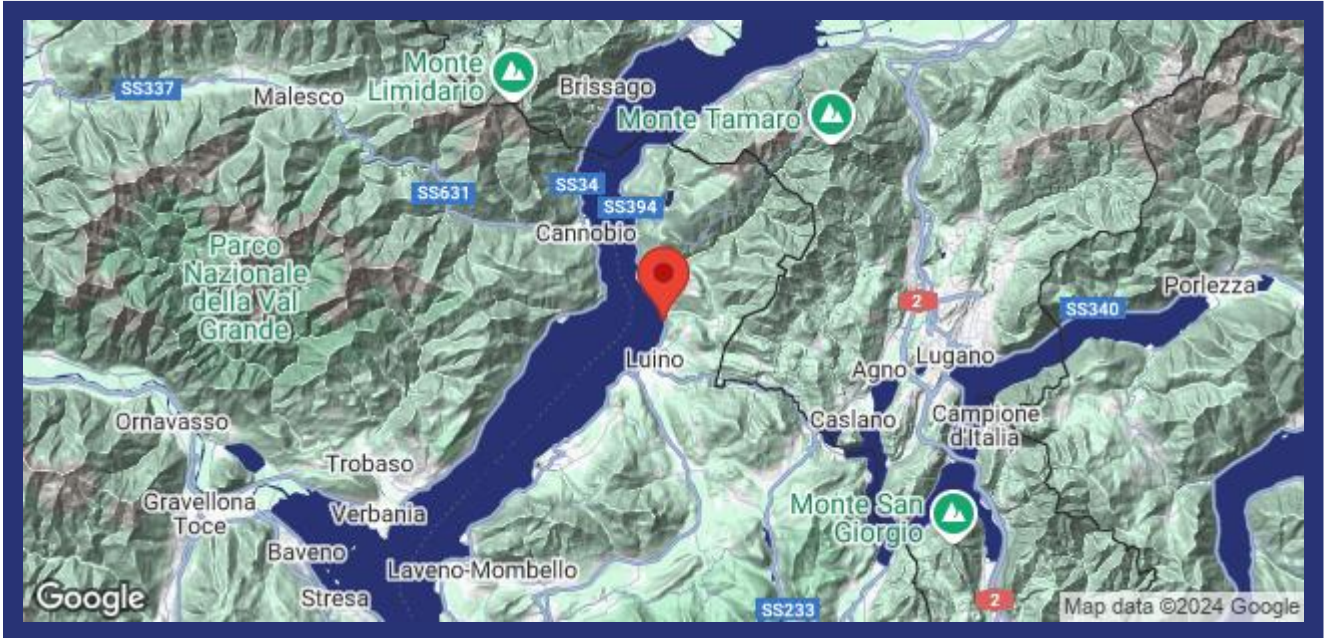








# Location & Details



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

- Reference: 6053
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Fire Place
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 895.000
- Floorspace: 375 m<sup>2</sup>
- SQM Plot: 2100 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Very 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

