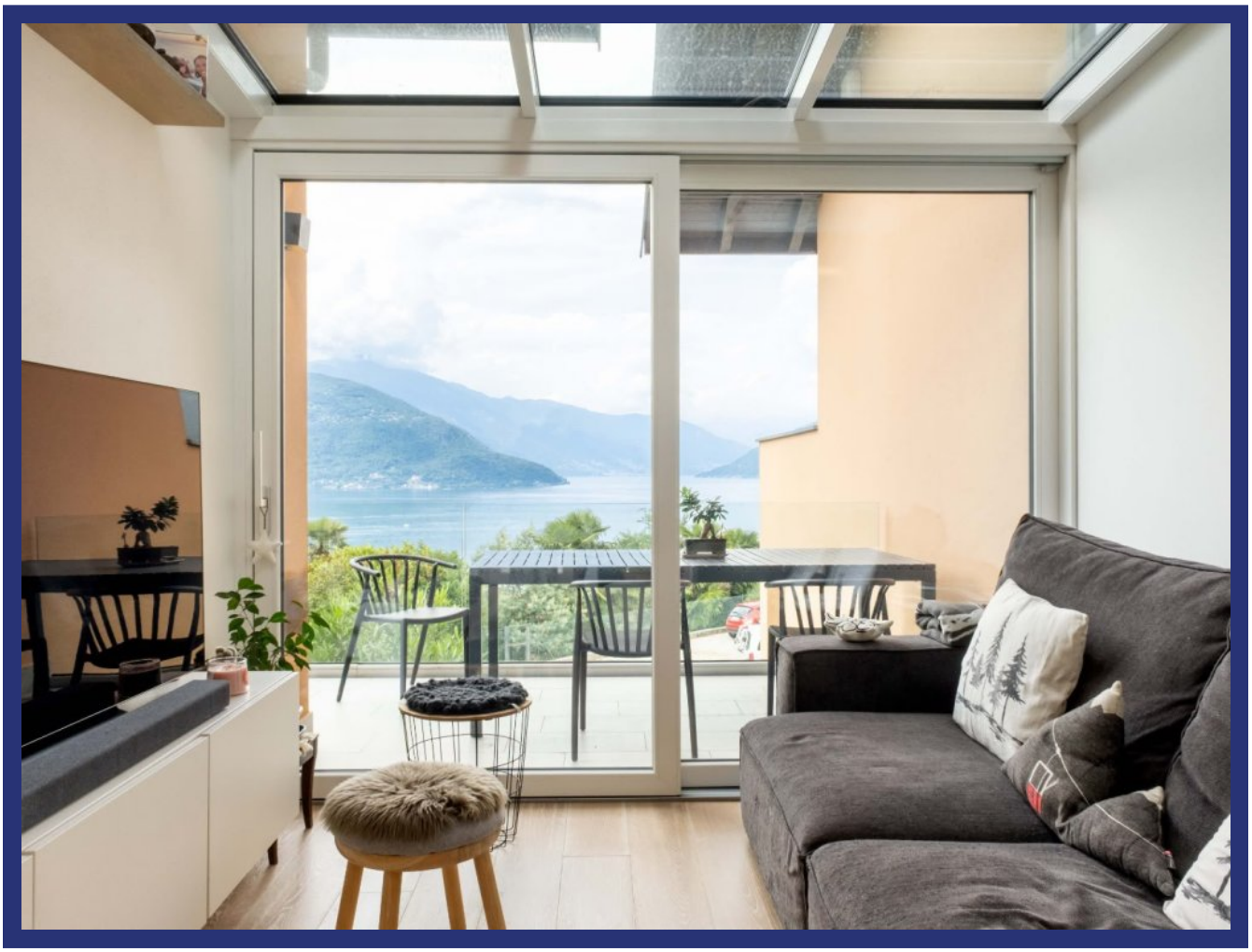
Lago Maggiore

Germignaga

Ref. 6568: Germignaga – 1-bedroom flat with lake views
Asking Price: € 325.000



Description

In the municipality of Germignaga, in a peaceful and scenic location a short distance from Lake Maggiore and all major amenities, we are offering a stylish duplex flat for sale. The property boasts stunning views of the lake and has recently been fully renovated, with both the interior and exterior of the building refurbished.

The flat has a floor area of approximately 95 m² and is situated on the first and top floor. The layout is practical and well thought-out. On the first floor, there is a spacious and light-filled living room with access to a terrace and a balcony, a kitchen, a bioclimatic conservatory, a bathroom and a practical utility room. A beautiful internal staircase leads to the upper floor, where there is a spacious bedroom with a balcony and a walk-in wardrobe.

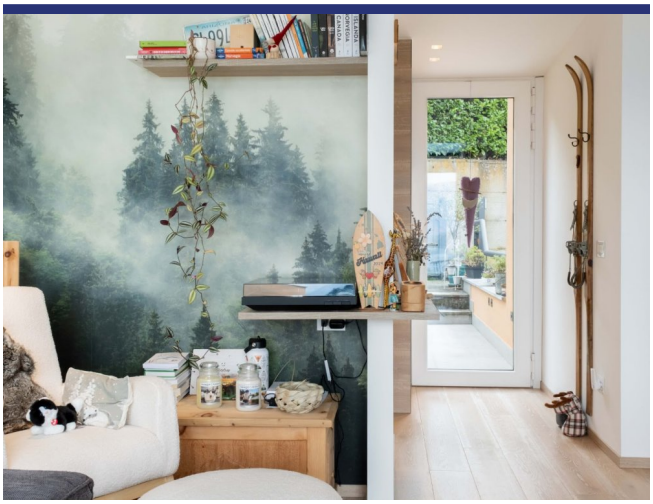
In the basement, the property features a private garage for one car and a cellar, both included in the asking price. The flat is being sold fully furnished and is therefore ready to move into immediately, whether as a permanent home or a second home.

The property has recently been fully renovated. The exterior of the building has also been refurbished, including the façades and the installation of thermal façade insulation (cavity and external wall insulation). Inside, high-quality materials have been used and the property is fitted with modern systems that ensure optimal living comfort and high energy efficiency. For example, the flat features new window frames, underfloor heating, a mechanical ventilation system (heat recovery/VMC), air conditioning, a solar water heating system, a fireplace, fitted wardrobes and a beautiful bioclimatic conservatory.

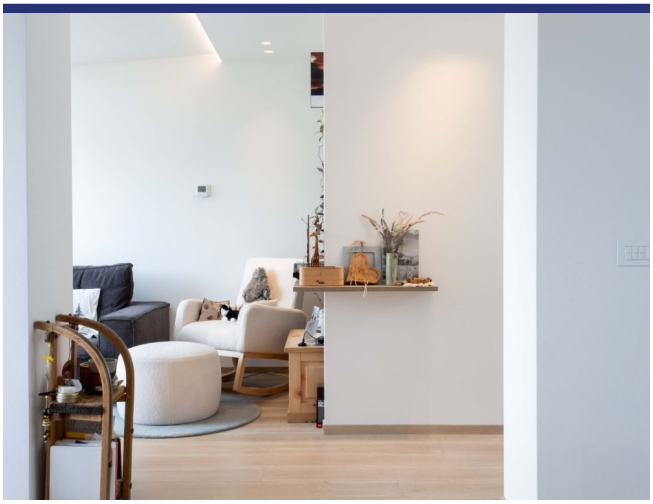
This property is ideal for anyone looking for a comfortable home near Lake Maggiore, with stunning views, a practical layout and all modern amenities. Thanks to its convenient location, the inclusion of a garage and cellar, and the fact that it is fully fitted, this property is ideally suited as a permanent home, but also as a holiday home.

Pictures



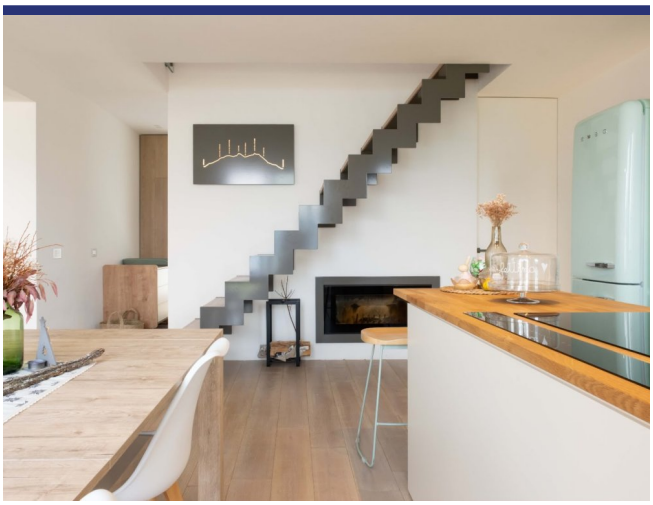






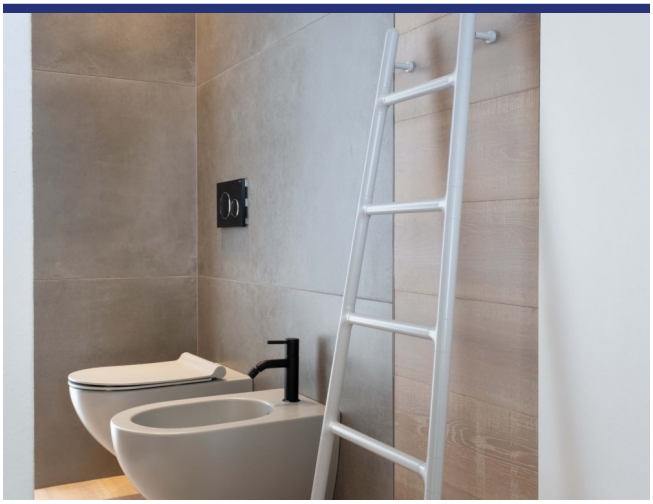










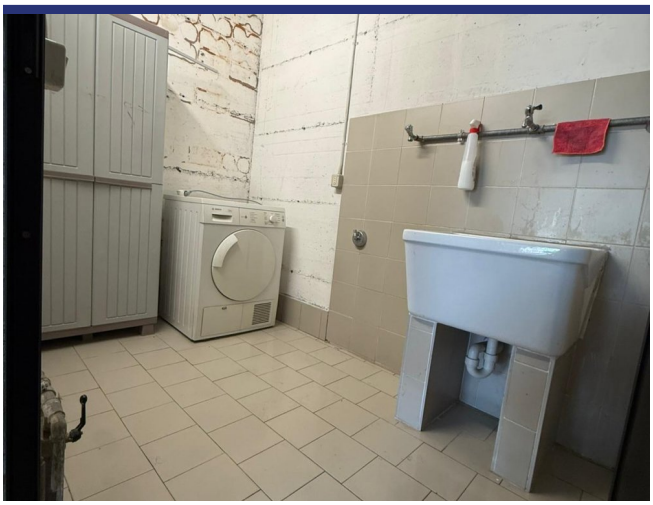


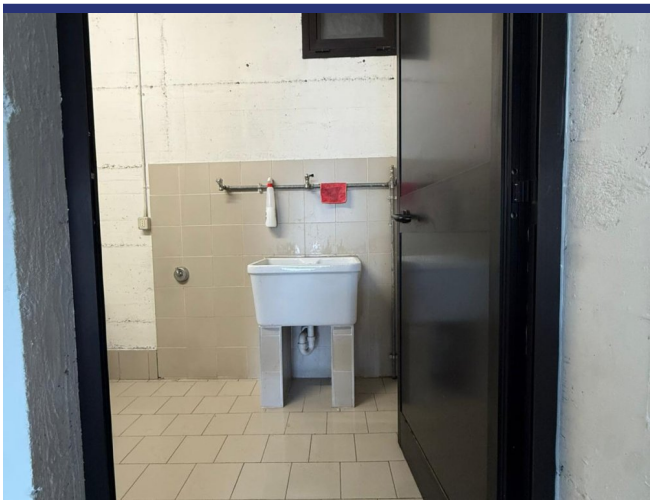


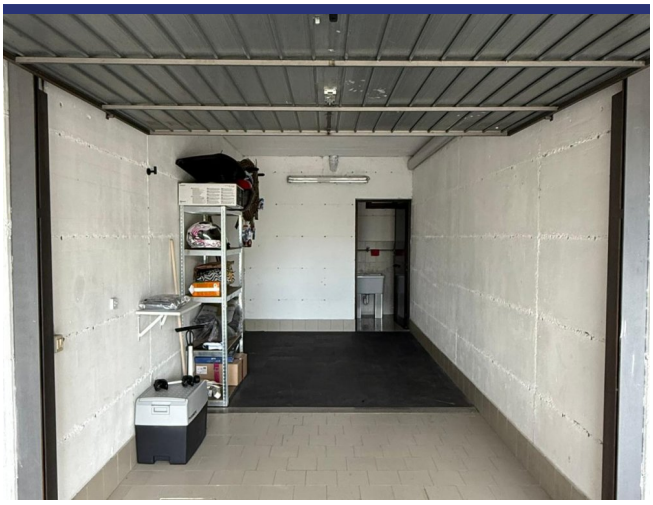


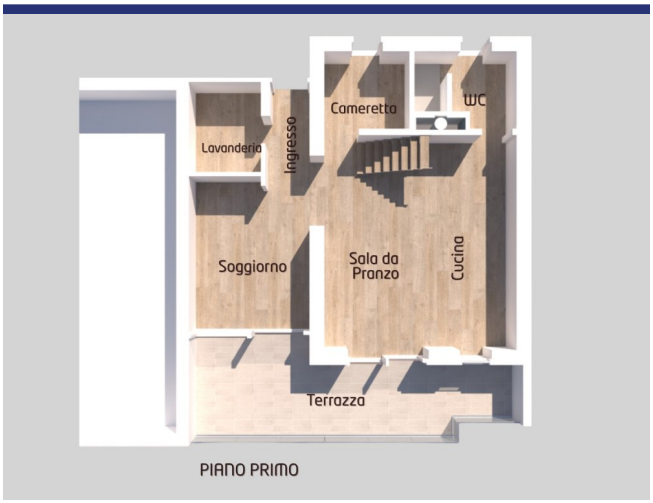


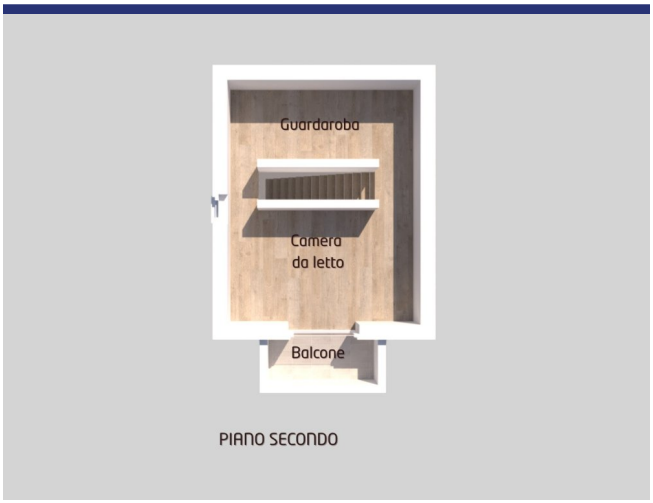


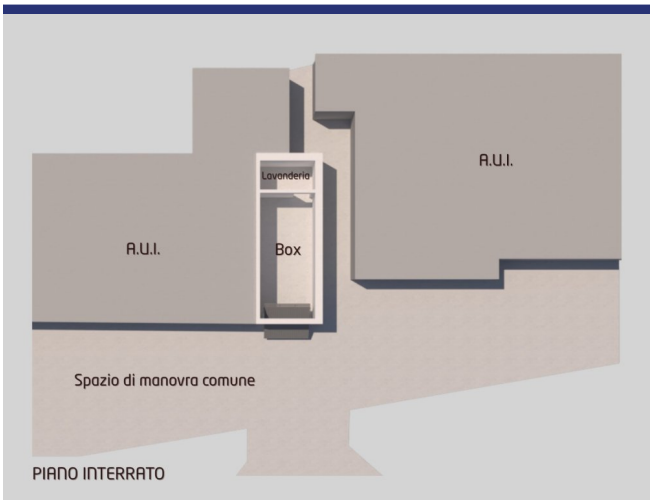




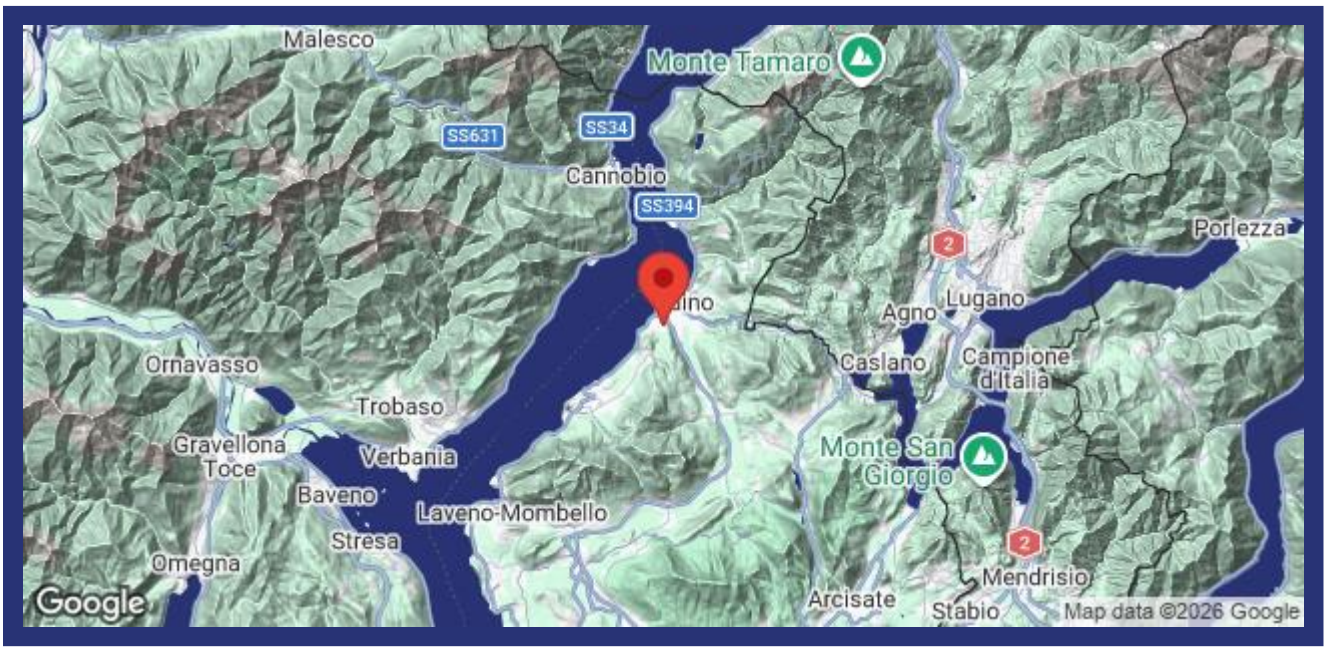



Cameretta
WC
Lavanderia
Ingresso
Soggiorno
Sala da Pranzo
Cucina
Terrazza
PIANO PRIMO


Guardaroba
Camera
da letto
Balcone
PIANO SECONDO


A.U.I.
Lavanderia
A.U.I.
Box
Spazio di manovra comune
PIANO INTERRATO

Location & Details



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

- Reference: 6568
- Apartement/In borgo
- Lakeview
- Panoramic View
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Yes
- Asking Price: € 325.000

- Floorspace: 93 m^2
- SQM Plot: 15 m^2
- Bedrooms: 1
- Bathrooms: 1
- 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 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?

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

© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.