

# Lago Maggiore

## Ghiffa

Ref. 5279: Small villa divided into two separate apartments with a large garden and beautiful lake view  
Asking Price: € 530.000



# Description

Lago Maggiore - Ghiffa: Small villa located in Villaggio Valdora in Ghiffa, one of the most beautiful areas of the municipality, divided into two small apartments, surrounded by a large terraced garden, with a beautiful terrace and balcony with a spacious view over the lake. Located in a dominant position with lots of privacy despite not being isolated.

The villa consists of two levels, currently not connected by an internal staircase.

On the first floor there is the entrance, which leads to a living room and an open dining room, from which you have a beautiful view over the lake, as well as access to a large terrace. On the same floor are the kitchen, a bathroom and a single bedroom.

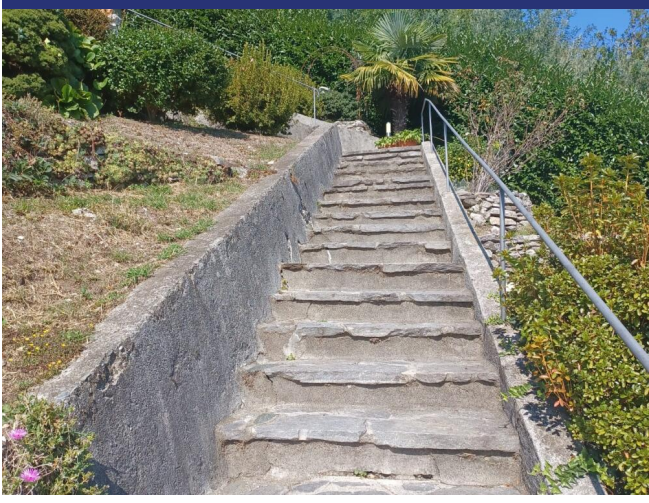
The ground floor is reached by an external staircase, here there is a double bedroom, a bathroom and a kitchen, which overlooks a terrace with a view of Lake Maggiore. Also on the ground floor there is a spacious cellar and the laundry room.

The villa is reached from the pedestrian entrance along a road with little traffic, via a comfortable stone path. The garage is located next to the pedestrian entrance of the villa (space for 1 car). The villa is surrounded by a functional terraced garden where a swimming pool could possibly be built.

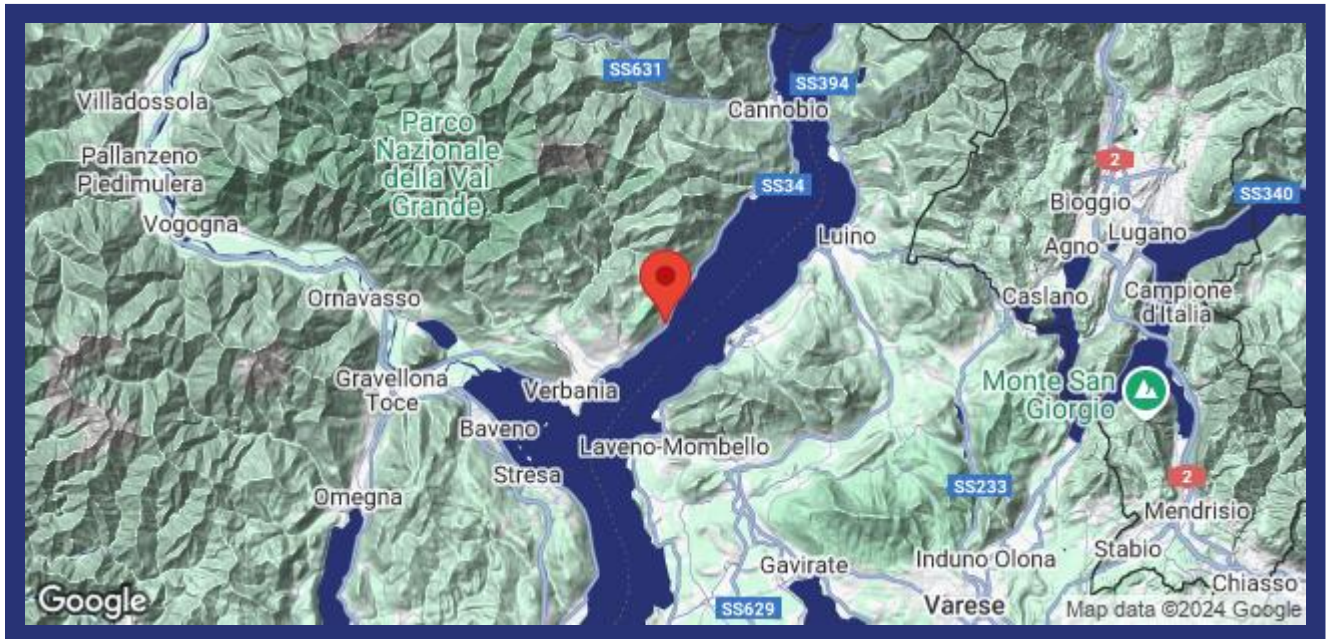
# Pictures







# Location & Details



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

- Reference: 5279
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 530.000
- Floorspace: 115 m<sup>2</sup>
- SQM Plot: 1000 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- 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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