Lago Maggiore

Laveno Mombello

Ref. 6533: An old farmhouse surrounded by greenery with a view of the lake
Asking Price: € 350.000



Description

We are offering for sale a charming detached house, situated in a panoramic location in the Laveno area, surrounded by peaceful countryside and boasting views of the lake. The property is situated in a secluded and authentic setting, ideal for those wishing to live far from traffic and the hustle and bustle, whilst the region's main amenities remain easily accessible.

The house has a rich history dating back to the 18th century. Over the years, the property has undergone several major restoration and renovation works. An initial renovation took place in the 1970s, whilst a comprehensive modernisation project was launched in 2022, during which the property's main structural and technical elements were renewed.

The property is spread over two floors and has a total living area of approximately 130 m². On the ground floor, there is a dining room adjoining the kitchen and, on the opposite side, a hallway leading to the living room. The bathroom and utility room are accessed via a small hallway. A characteristic wooden staircase from the 1970s connects the ground floor to the first floor, where there are two bedrooms. The first bedroom has an en-suite bathroom and direct access to a panoramic balcony. The second bedroom also has an en-suite bathroom and access to a terrace, ideal for enjoying the outdoors in peace and quiet.

The property is surrounded by a plot of approximately 7,000 m², mostly sloping terrain, with a flat area of around 150 m² suitable for outdoor activities, a relaxation area or a landscaped garden. Furthermore, the property features two balconies and a pleasant, panoramic location with views of the lake. The property is not directly accessible by car; parking is available in a nearby public car park, from where the property is a two-minute walk away.

From a technical perspective, numerous improvements have recently been carried out. The roof was completely renovated in 2022 and fitted with 20 cm of insulation, an insulating aluminium layer and new roof tiles. In addition, new gutters, aluminium shutters and aluminium window frames with triple glazing have been installed. Both the electrical system and the water pipes have been completely renewed. Heating is provided by a heat pump air conditioning split system, whilst the floors are finished with porcelain stoneware. The property also features a crawl space of at least 40 cm and internal wall insulation. The original wooden interior doors from the 1970s have been retained and form a characteristic feature of the historic renovation.

This property is an ideal choice for those seeking a permanent home surrounded by greenery or a second home for relaxation and connection with nature. The combination of the charm of a historic property, the renovation work already carried out, the spacious outdoor areas and the view of the lake make this property a particularly interesting opportunity for lovers of authentic homes with great potential. An additional investment of approximately €50,000 is estimated to complete the work.

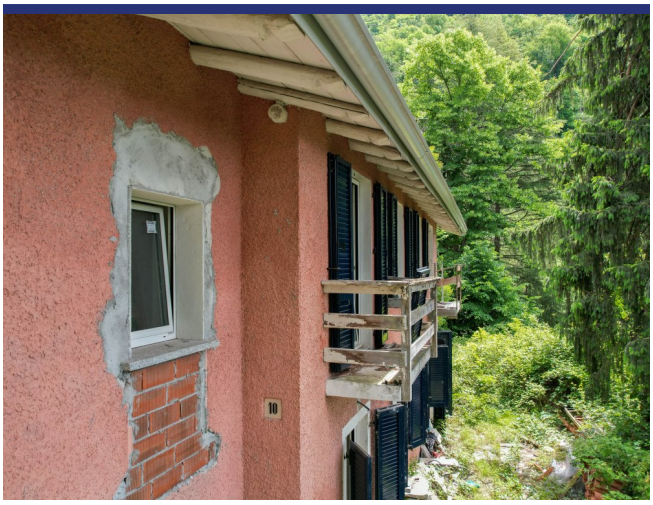
Pictures















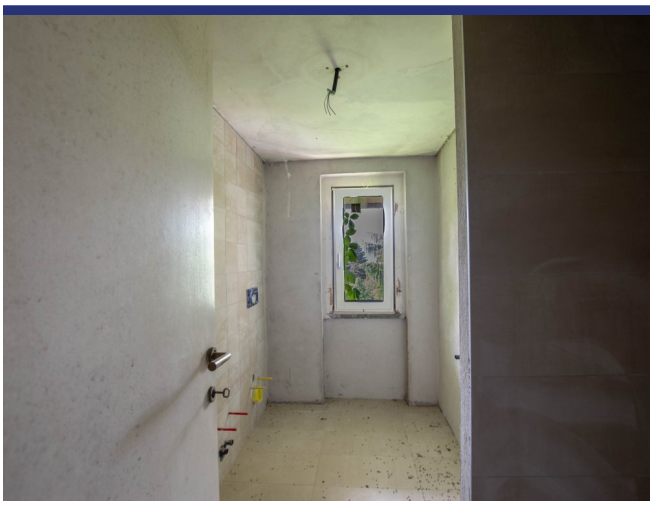

AIR CONDITIONER

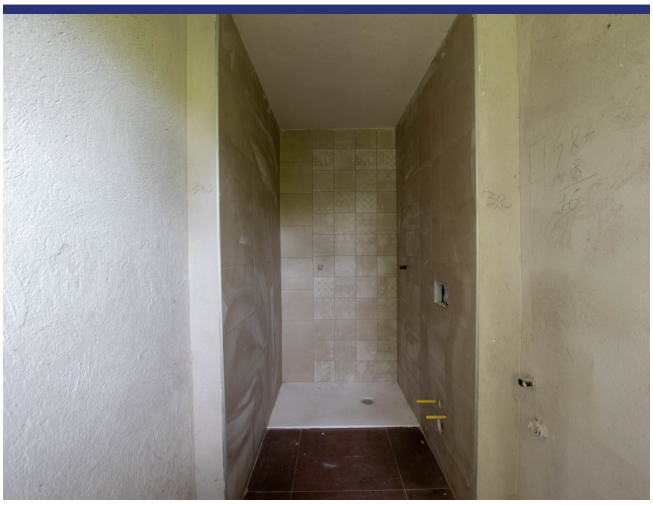
















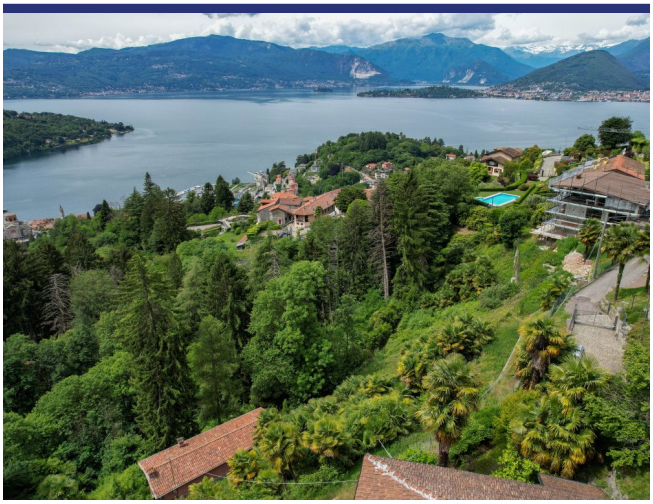
















Location & Details



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

- Reference: 6533
- Village House/Cottage
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Fire Place
- Asking Price: € 350.000

- Floorspace: 130 m^2
- SQM Plot: 7000 m^2
- Bedrooms: 2
- Bathrooms: 3
- Rental Potential: Good after renovation
- Condition of the Property: Good
- Status: Under negotiation

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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