Lago Maggiore

Laveno Mombello

Ref. 6509: Laveno Mombello, detached villa just 5 minutes from Cerro beach and the village of Laveno.
Asking Price: € 565.000



Description

We offer a detached villa for sale in Mombello, a residential area of the municipality of Laveno Mombello. The area is quiet and well equipped with facilities, with schools, shops and connections a short distance away. Cerro beach, the centre of Laveno, the train station and the ferry terminal can be reached within five minutes, making the location particularly practical and strategic.

The villa was built in 2009 and has always been maintained with great care. The property features modern, well-kept rooms designed with an eye for comfort and functionality. Several improvements have been carried out over the years to further optimise both energy efficiency and technological features.

The property has a living area of about 320 m², spread over three floors, and is surrounded by a garden of about 1,000 m².

The entrance gives access to the open living space with living room and dining area, both with direct access to a covered terrace overlooking the garden. The kitchen is separate and fully livable and also has access to an additional outdoor area. Also on this floor are a spacious bathroom with shower and a bedroom.

Upstairs is the bedroom floor with exposed wooden beams. This comprises a double bedroom, a bathroom equipped with both a shower and a Jacuzzi, a study (ideal as a single bedroom) and the master bedroom with walk-in wardrobe.

The basement comprises a technical room, a laundry room, a bathroom with shower and a tavern with kitchen, living room and dining area. This space could perfectly serve as independent guest accommodation or as staff living space.

Furthermore, the property has a garage of about 50 m² with electric sectional door and direct access to the house.

The villa is equipped with a video intercom, separate temperature control per floor, parquet floors, solar panels, central vacuum system, electric shutters, electric blinds with wind sensor and a 5,000-litre rainwater tank for garden irrigation.

The driveway, shared with the neighbouring villa, is accessed via an electric gate from the main road.

This villa is ideal for those looking for a modern and well laid-out home with spacious and versatile living spaces, perfect for families or as a comfortable second home.

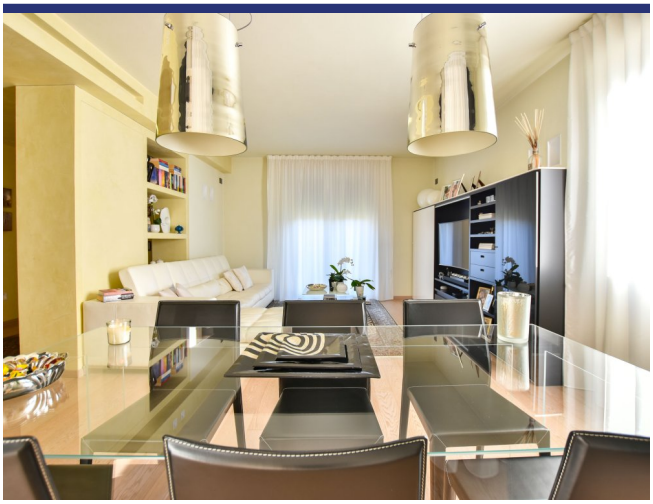
The combination of tranquillity, nearby amenities, bright spaces and modern technological features makes this property a complete and reliable solution for a variety of living needs.

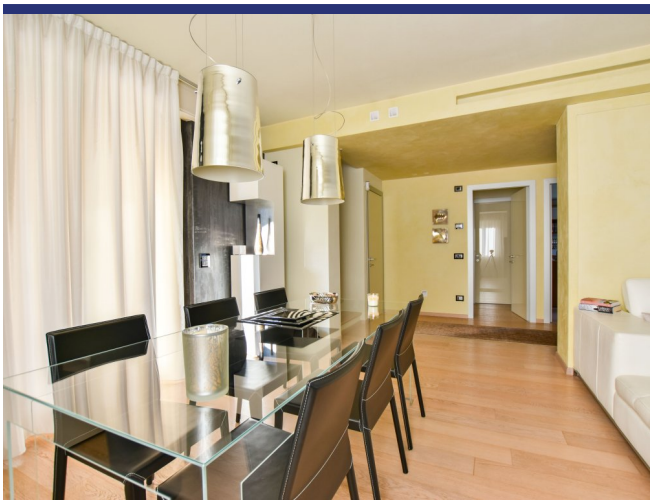
Pictures

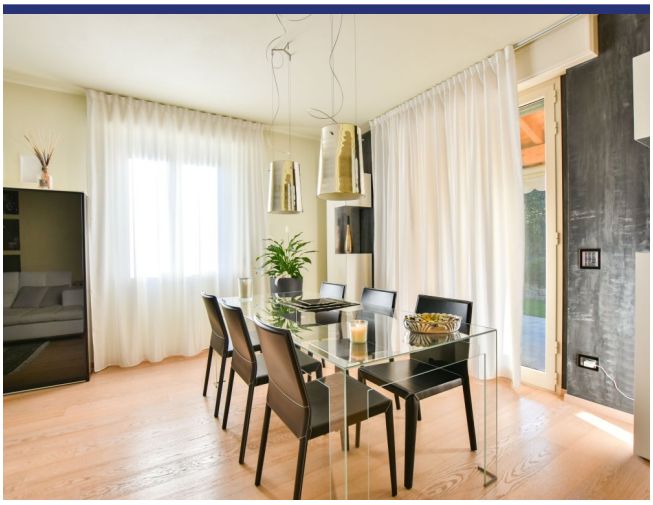


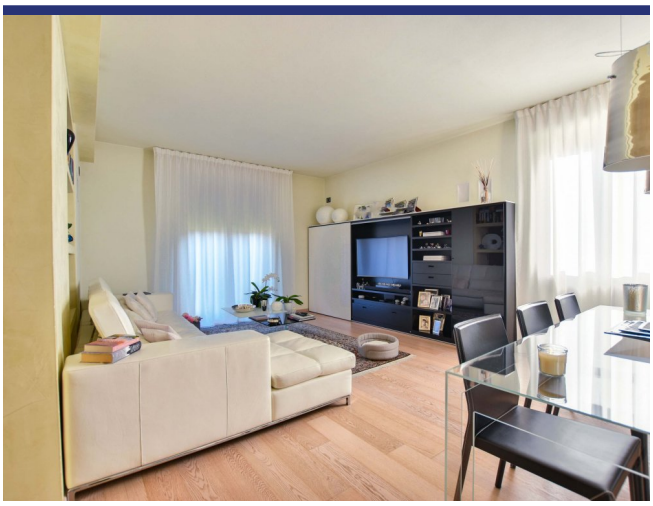




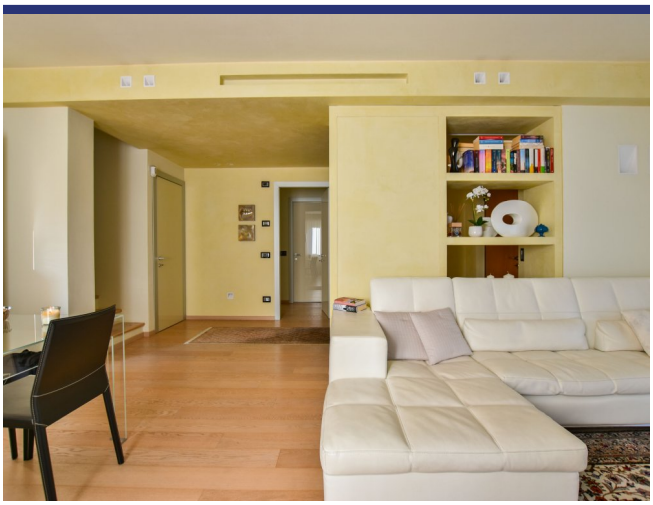
















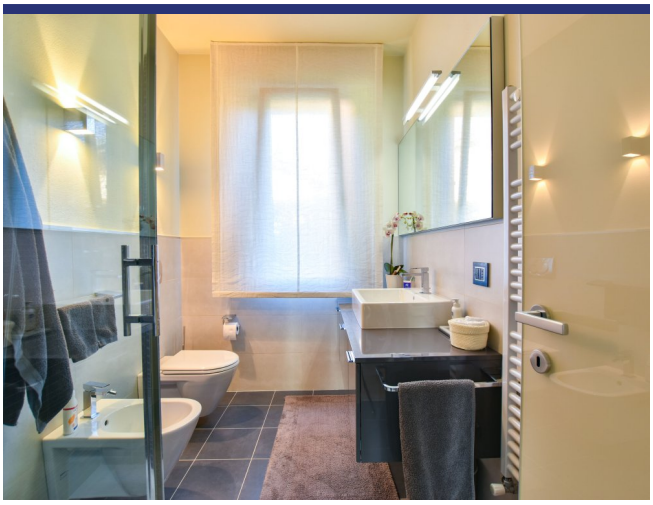




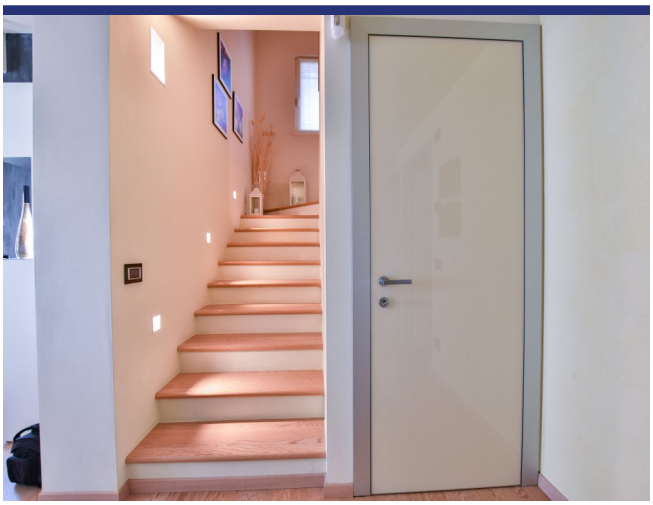












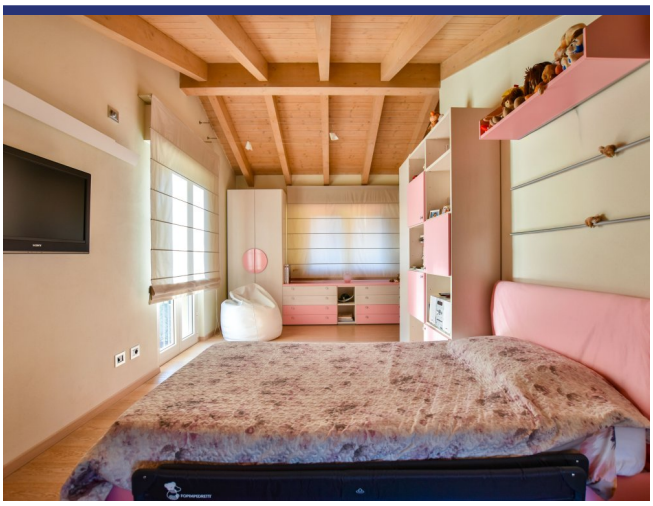














































Location & Details



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

- Reference: 6509
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 565.000

- Floorspace: 320 m^2
- SQM Plot: 1000 m^2
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: 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.