# Lago Maggiore

## Leggiuno

Ref. 6611: 2-bedroom flat in a small residential complex with a swimming pool
Asking Price: € 275.000



# Description

Apartment with swimming pool in Leggiuno on Lake Maggiore

Situated in a quiet and sheltered residential area, we are offering this lovely flat for sale in Leggiuno, a charming village on the Lombardy shore of Lake Maggiore.

The location is particularly convenient. The main amenities of the village centre are just a few minutes' walk away. Reno beach is also easily accessible on foot. This popular beach is one of the most beautiful spots in the area and features a restaurant, a bar and a small marina.

Just one kilometre away lies the Eremo di Santa Caterina del Sasso, one of the best-known cultural and scenic attractions on Lake Maggiore. The towns of Ispra and Laveno Mombello are also just a few minutes' drive away.

The flat is situated on the first floor of a well-maintained, small-scale residential complex comprising ten flats spread across two buildings. The communal areas include a beautifully landscaped, flat garden of approximately 1,500 m². This garden features an in-ground swimming pool for shared use by the residents.

Spacious and ready-to-move-in flat

The flat has a total floor area of approximately 115 m², spread over two storeys. The property is in an excellent state of repair and is being sold fully furnished. This means the flat is ready to move into immediately or can be used as a holiday home.

The entrance on the first floor leads directly into the bright living area. This comprises an open-plan living room with a dining area and a semi-open kitchen.

From the living room, there is access to a spacious terrace overlooking the communal garden and swimming pool. This is a lovely spot for breakfast, lunch or dinner al fresco during the warmer months of the year.

This floor also features a spacious bedroom and a bathroom with a shower.

The top floor consists of a charming attic with exposed beams. Here you'll find a second bedroom with a double bed and a practical storage room housing the central heating boiler, as well as a third bedroom.

In addition, there is a spacious bathroom with both a shower and a bath, and a separate utility room.

The entire upper floor features warm parquet flooring, creating a cosy and comfortable ambience.

Comfort and modern amenities

The flat features various amenities that significantly enhance living comfort, including PVC window frames with double glazing, shutters, air conditioning in all rooms, remote temperature control, an

alarm system and automatic sun blinds.

The annual service charges amount to approximately €1,800.

The property also comes with a private garage.

This property is an excellent choice for anyone looking for a comfortable, well-maintained and fully furnished flat in a quiet location, yet close to all amenities and a short distance from Lake Maggiore.

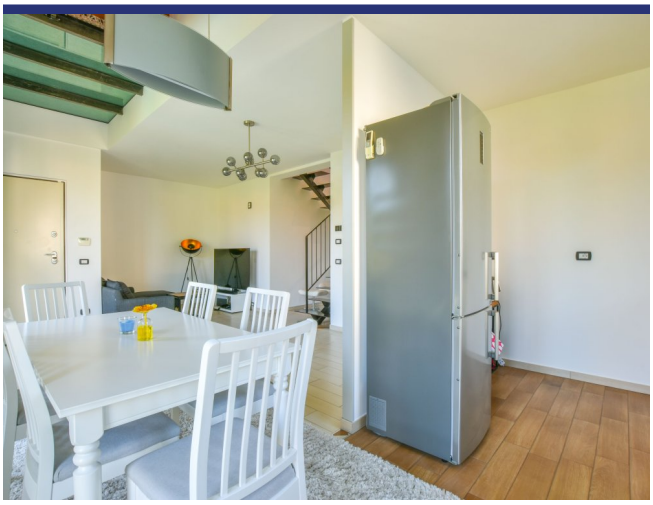
Thanks to its convenient location, the communal swimming pool, the spacious outdoor area and its proximity to the lake, the flat is equally suitable as a permanent home for a couple or family, or for use as a second home.

An ideal base from which to experience Lake Maggiore in every season, with the lake, beaches, restaurants and picturesque towns all within easy reach.

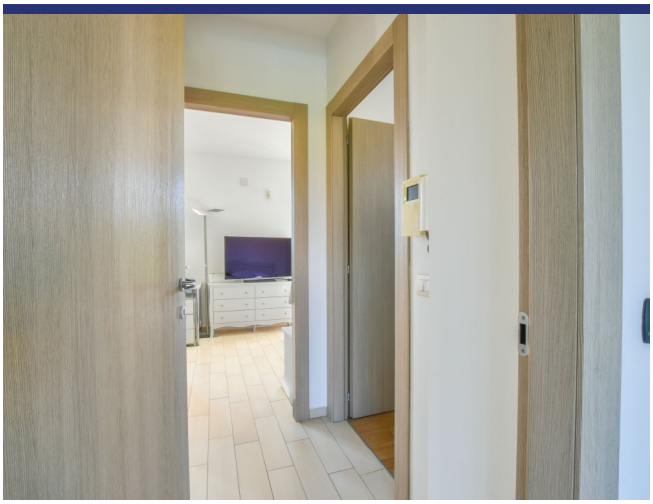
# Pictures

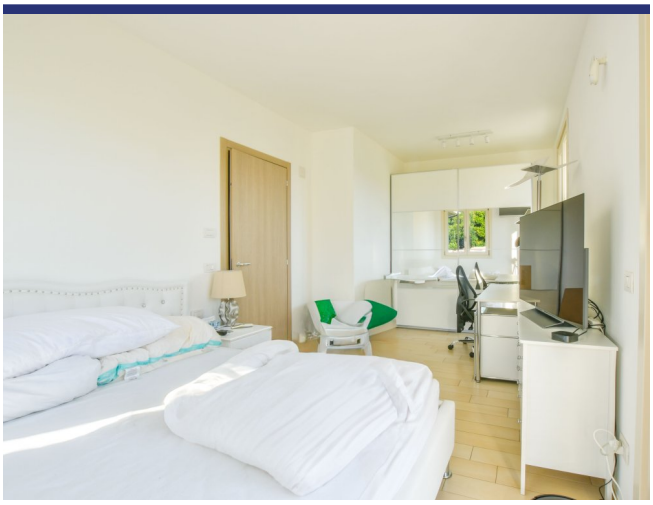


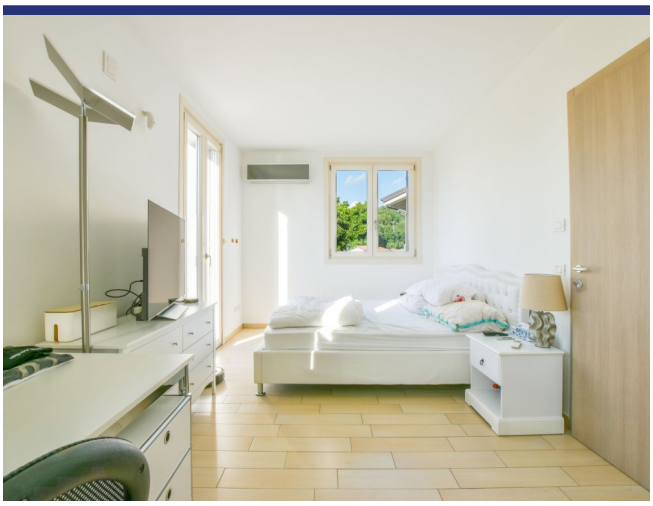


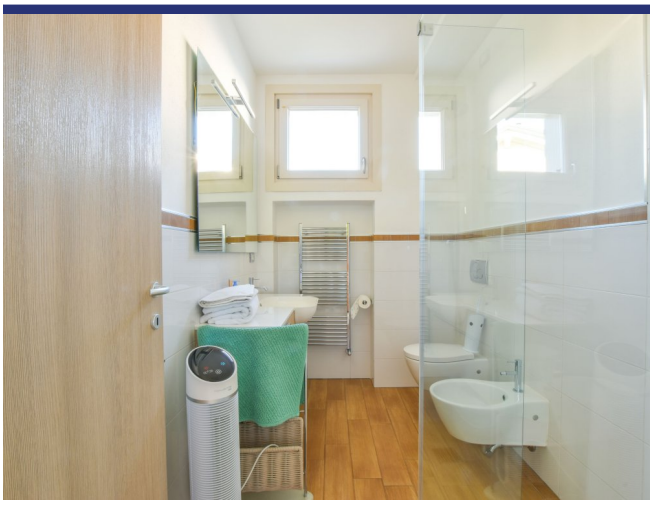








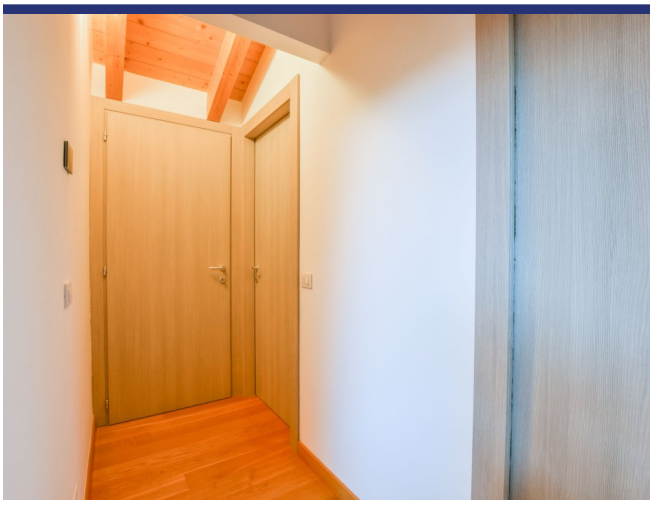









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# Location & Details




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

- Reference: 6611
- Apartement/In borgo
- Garden
- Terrace
- Central Heating
- Airco
- Garage: Yes
- Pool: Yes
- Asking Price: € 275.000

- Floorspace: 115 $m^2$
- Bedrooms: 2
- Bathrooms: 2
- 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?

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