

# Lago Maggiore

## Leggiuno

Ref. 6030: Leggiuno, beautiful detached house of about 200m2 surrounded by a large garden of 960m2.  
Asking Price: € 355.000



# Description

In the municipality of Leggiuno, Bosco district, we offer this beautiful detached house surrounded by a flat garden of approximately 960m<sup>2</sup>. The attractive house of approximately 200m<sup>2</sup> is practically laid out, is in good condition and is ready for immediate occupation.

The property is spread over 2 levels and comprises:

-First floor of approximately 100m<sup>2</sup>, access via covered external staircase with entrance hall, bright living room with cosy wood burner and a kitchen. From the living room and kitchen you can access the large panoramic terrace. On the same floor there is a hall, a bathroom with window and two double bedrooms, one with access to the second balcony.

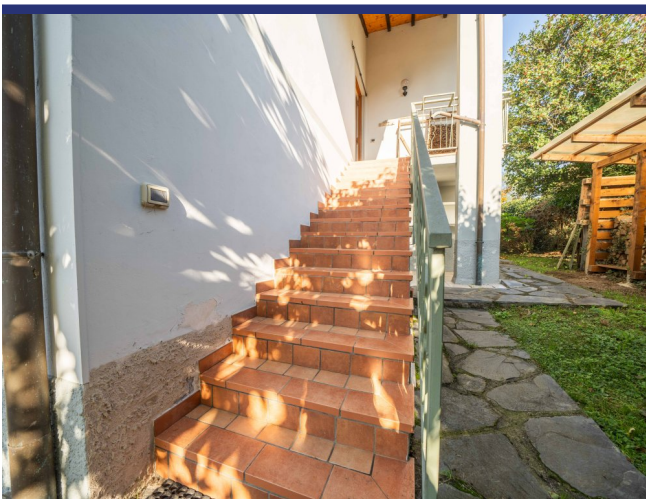
-Ground floor of about 100m<sup>2</sup>, consisting of a double bedroom, a bathroom with window and a bright and spacious study (also usable as a fourth bedroom) with French doors. There is also a service room, laundry/storage room and a technical room with central heating system. Through the beautiful veranda, you have direct access to the terrace and garden.

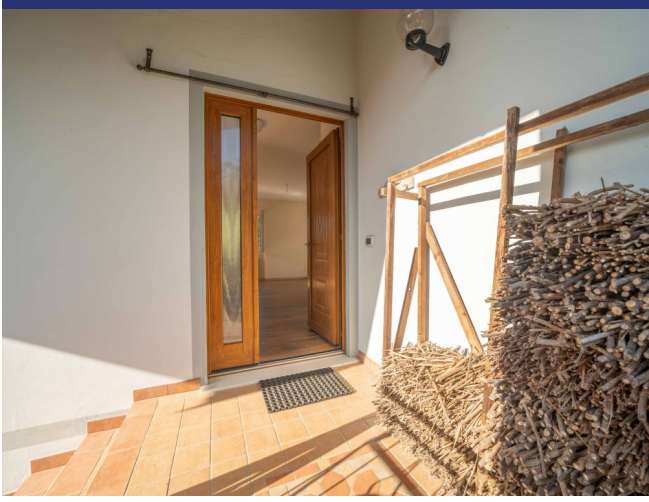
The well-kept garden is flat and fully fenced, with parking space for two cars at the house.

The property is tastefully decorated and is in good condition. It has PVC windows and shutters, double glazing, parquet flooring in living and bedrooms on the first floor, attic insulation, gas heating with condensing boiler and radiators.

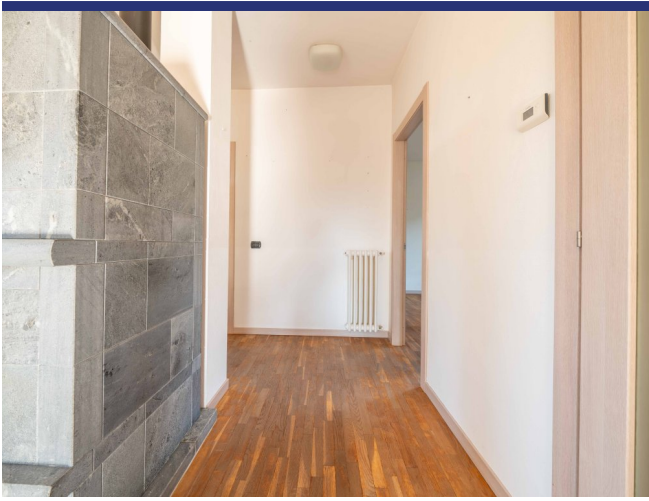
The property is in a quiet area, accessed by a private road, located within walking distance of Lake Maggiore and the tourist resorts in the vicinity. The nearest airport Milan Malpensa can be reached with a 45-minute car drive, the city of Milan within an hour. The property is very suitable as a first or second home, there is enough space for large families, who dream of a house free on four sides with private land and practical dimensions.

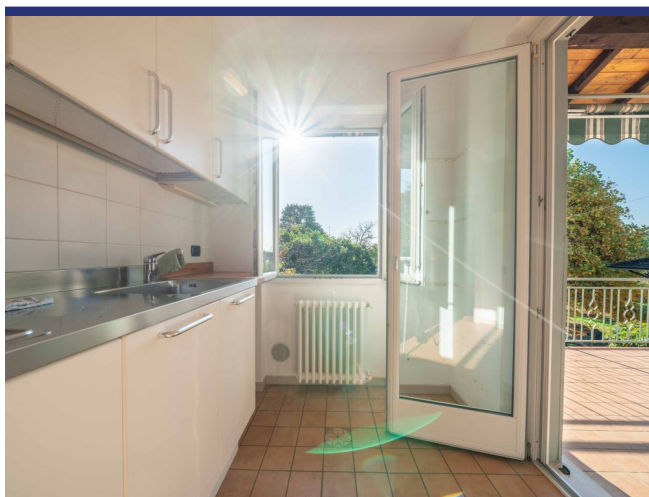
# Pictures

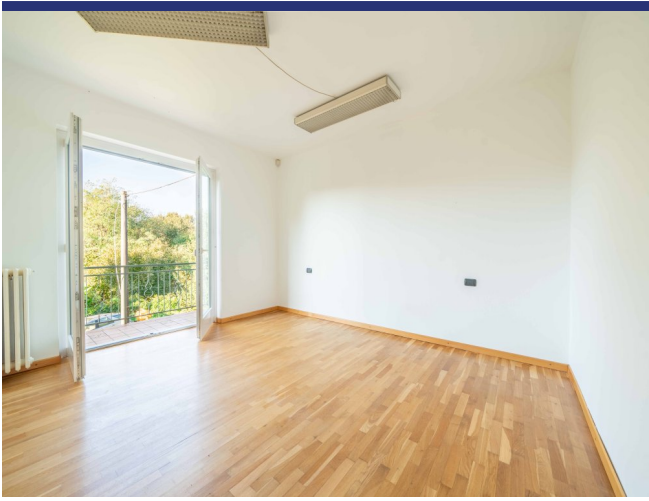
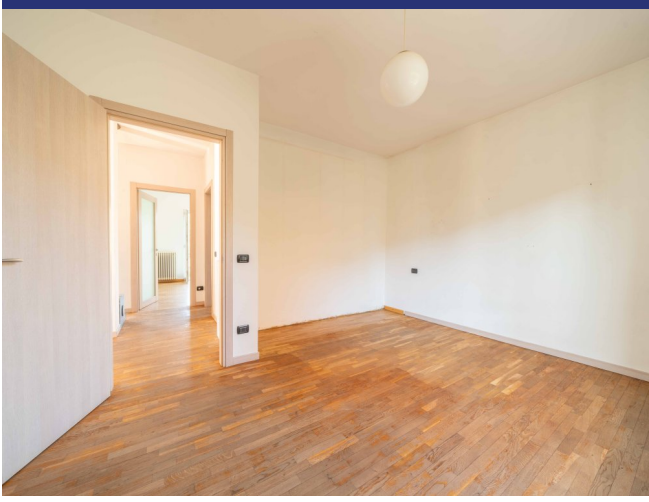




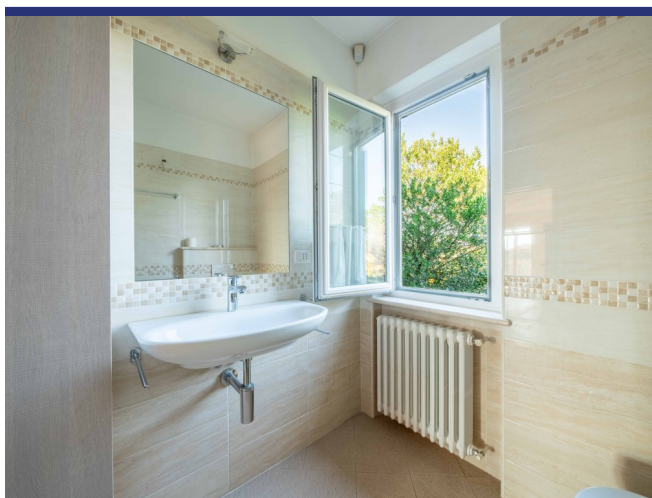
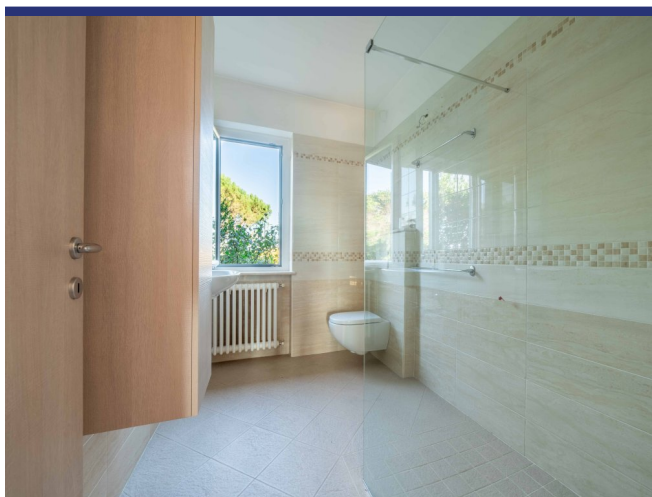
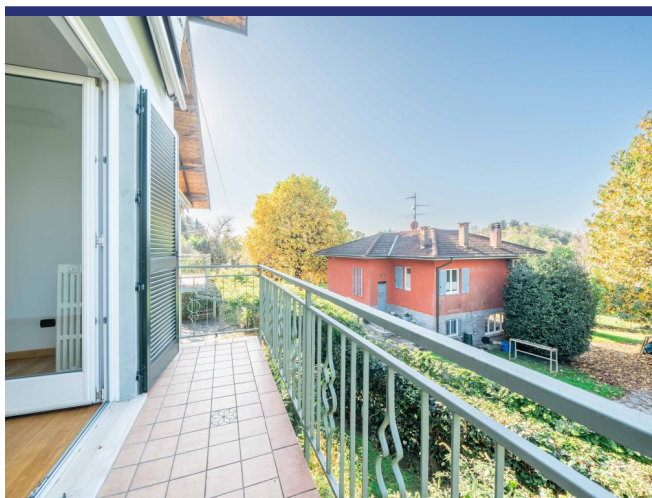


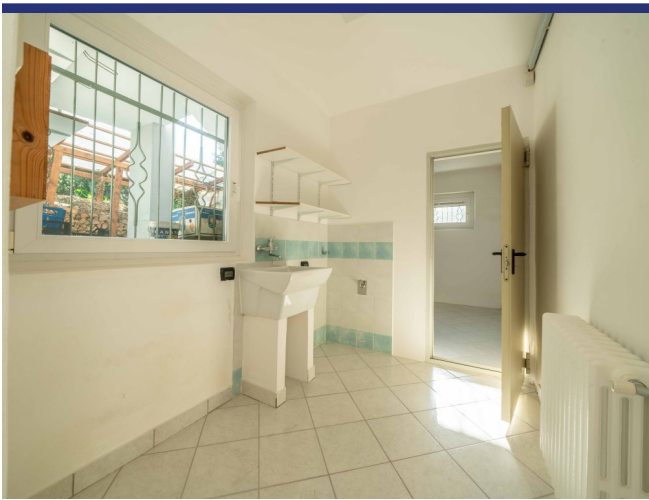
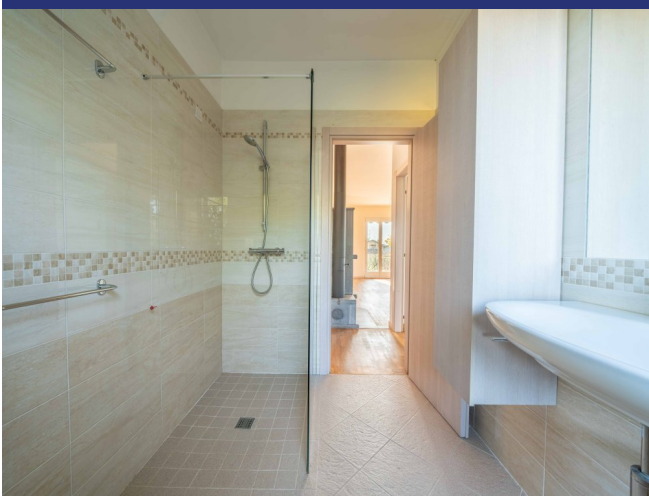


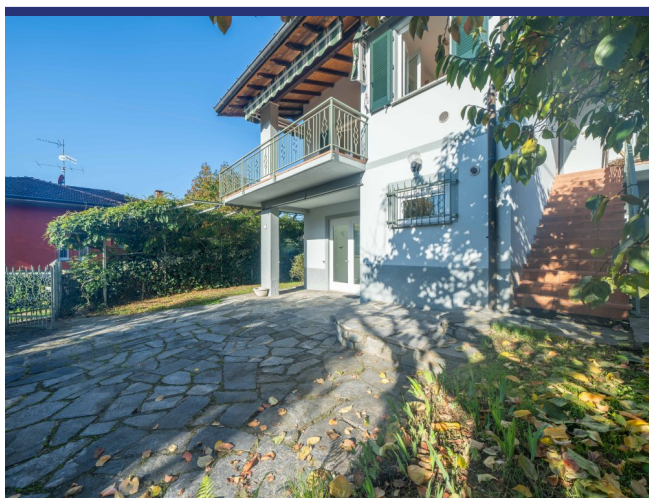
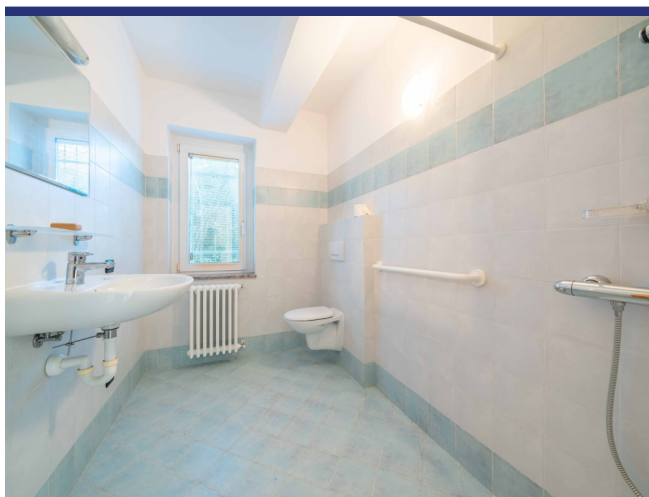
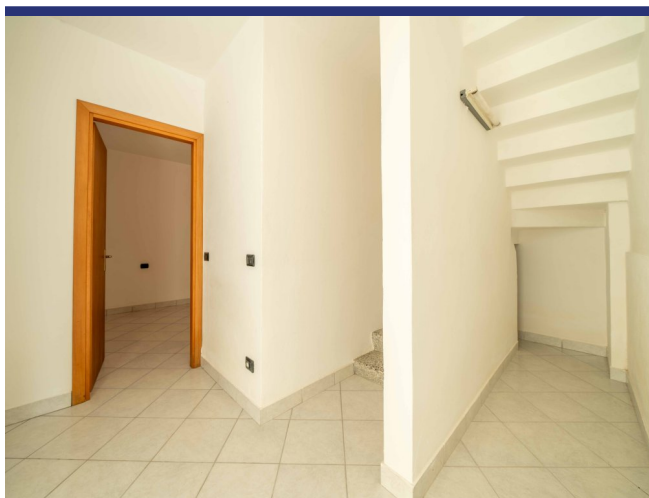




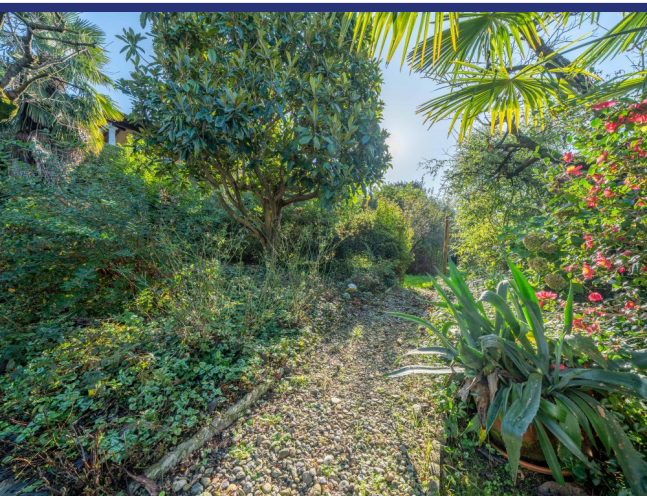
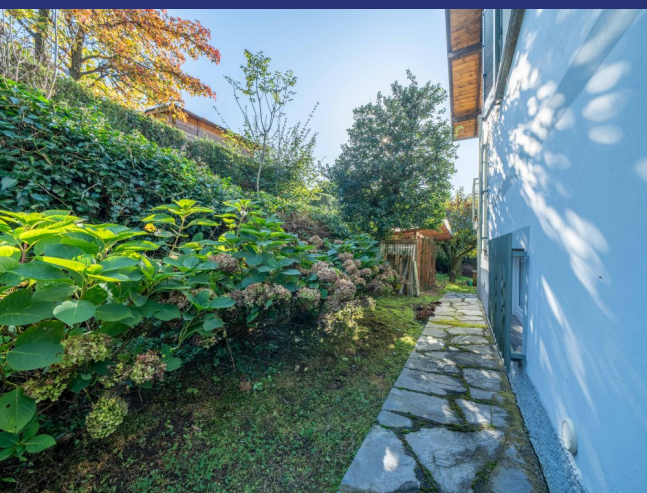
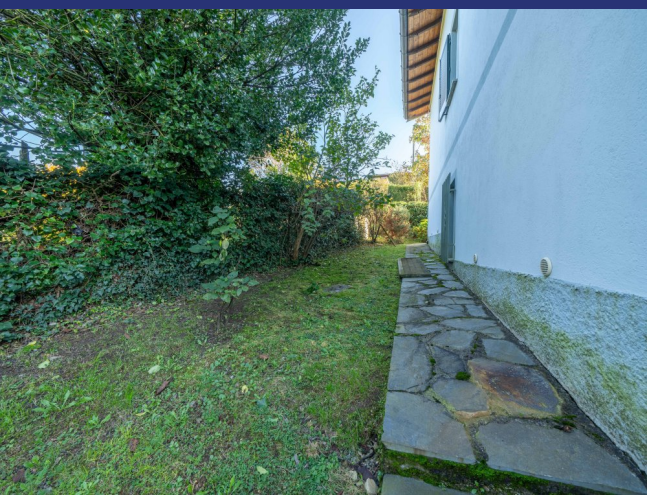


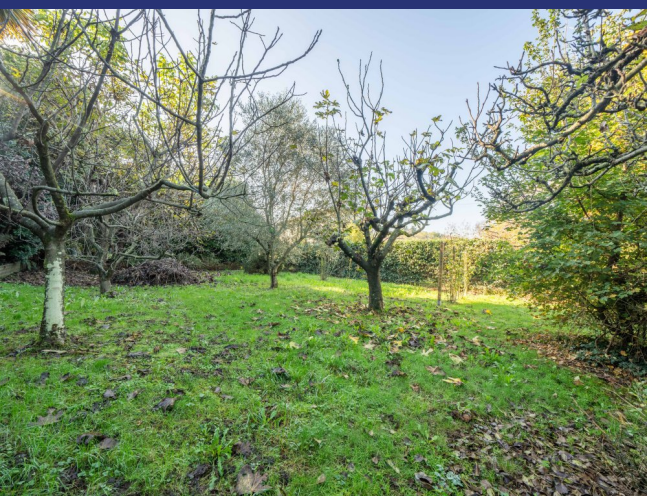


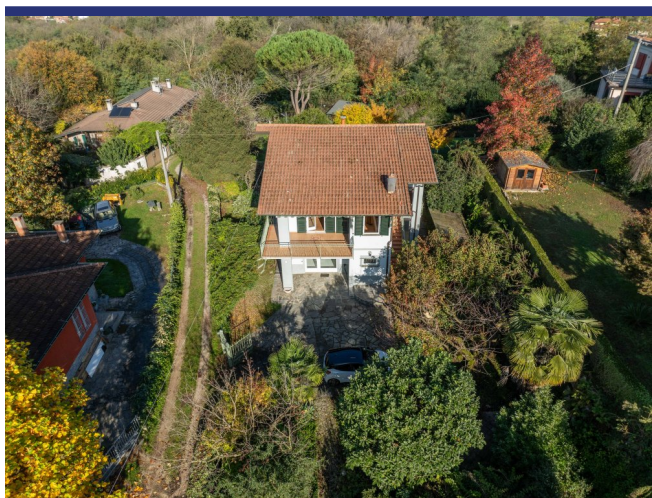
















# Location & Details



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

- Reference: 6030
- Village House/Cottage
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Parking Space
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 355.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 960 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- 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 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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