Lago Maggiore

Leggiuno

Ref. 6631: Leggiuno – Detached villa with views of Lake Maggiore and a spacious private garden
Asking Price: € 725.000

Description

Leggiuno: Detached villa with views of Lake Maggiore and a spacious private garden

We are offering this detached villa for sale, situated in Leggiuno, in a quiet and sheltered location, surrounded by greenery and a short distance from the shores of Lake Maggiore. The property enjoys a pleasant degree of privacy and an excellent quality of living, whilst remaining within easy reach of key amenities. The beautiful view of the lake is a real asset and lends the main living areas a special character.

The villa was built in 1966 and retains the architectural charm of that period. The property is in good structural condition. Over the years, various maintenance and improvement works have been carried out, including the replacement of the boiler with a modern condensing boiler in 2021. The villa is ready to move into straight away, whilst also offering interesting possibilities for those wishing to modernise the layout, interior and finishes to suit their own taste.

The property is spread over two levels and has a living area of approximately 178 m² and a total commercial area of approximately 226 m². An automatic entrance gate leads to the 33 m² double garage and the main entrance to the villa. The property is completely surrounded by a private garden of approximately 1,440 m², where you can enjoy the outdoors in peace and quiet all year round.

Ground floor

On entering, you are welcomed by a practical entrance hall with a guest toilet and built-in cupboards. The light-filled living area features a cosy wood-burning open fireplace, parquet flooring and a pleasant view of Lake Maggiore.

The dining room opens directly onto the terrace, creating a natural flow between the indoor and outdoor spaces. The separate, fully-equipped kitchen provides access to the staircase leading to the lower level.

The sleeping area comprises two bedrooms, a bathroom and a separate study which, depending on the family's needs, can easily be converted into a third bedroom. The bedrooms have carpeted floors laid over a wooden subfloor.

Basement

The basement offers a great deal of space and functionality. It houses a spacious cellar and storage area, a utility room, a plant room containing the boiler and a separate wine cellar.

In addition, there is a third bedroom with an en-suite bathroom, an additional toilet, and a direct connection to the double garage. Thanks to this practical layout, this level is particularly well-suited to a variety of uses, such as extra sleeping accommodation, a hobby room or additional storage space.

Technical features

The villa is fitted with double-glazed wooden windows, wooden shutters and natural gas central heating with radiators. The condensing boiler was installed in 2021. Furthermore, the property is pre-wired for a fibre-optic internet connection.

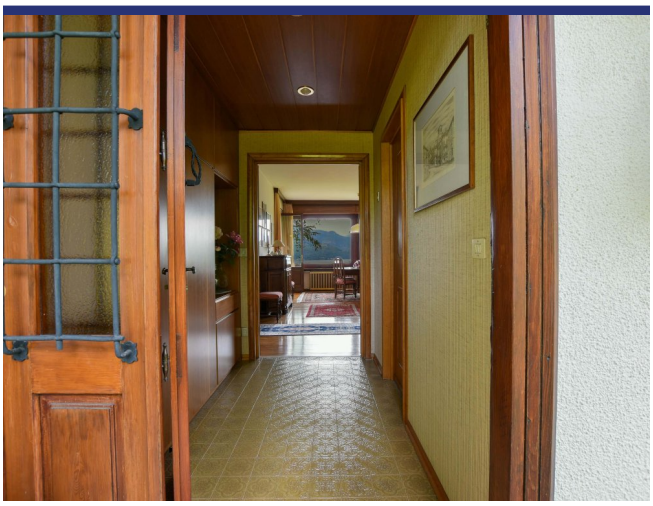
A versatile property with potential in an attractive location

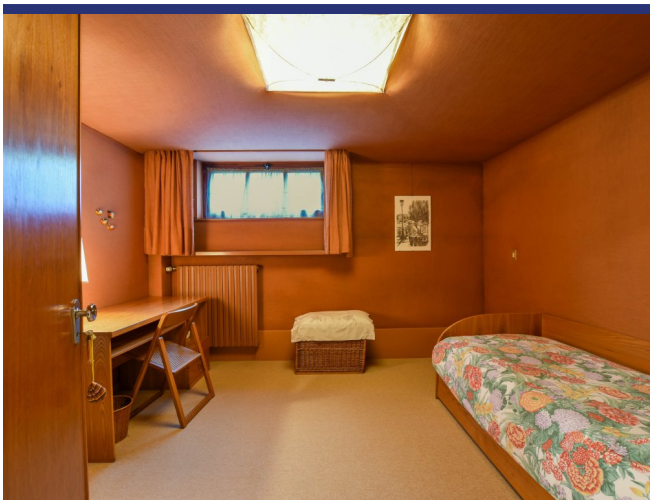
This villa is ideal for anyone looking for a detached property in a peaceful, green setting, with generous outdoor spaces and beautiful views of Lake Maggiore.

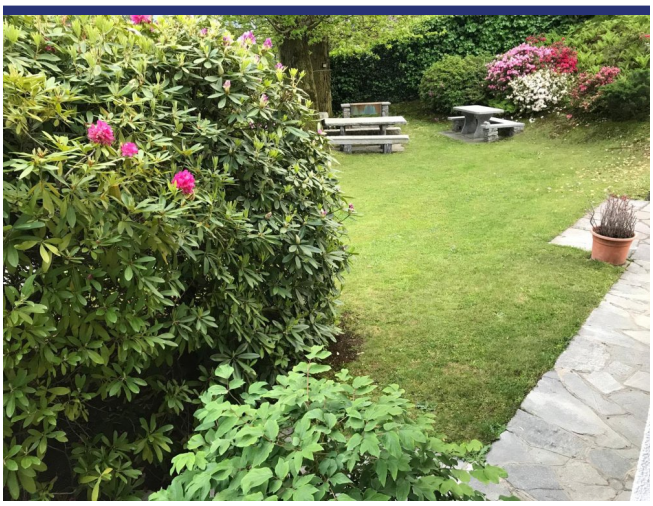
Thanks to its spacious layout and practical facilities, the property is ideally suited as a permanent family home, but also as a second home from which to enjoy the tranquillity and charm of one of the most beloved regions on the lake.

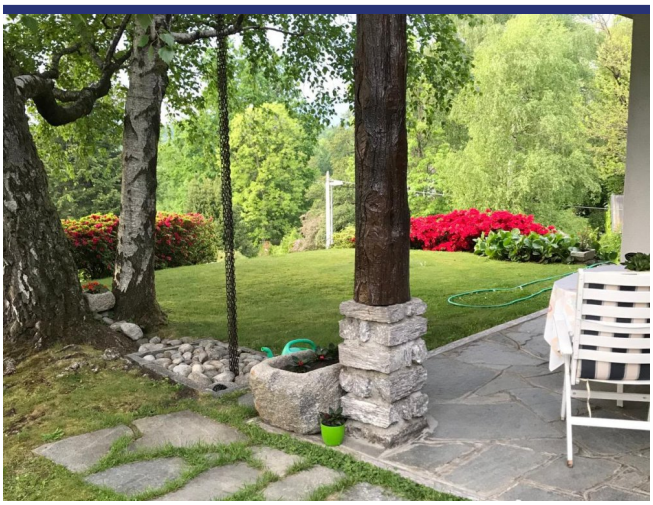
The opportunity to refurbish the interior to suit your own taste and further optimise the existing spaces also offers exciting potential to tailor this property entirely to your personal living requirements. An attractive combination of privacy, space, location and future potential.

Pictures









Location & Details

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

- Reference: 6631
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 725.000

- Floorspace: 178 m^2
- SQM Plot: 1440 m^2
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: 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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