Lago Maggiore

Leggiuno

Ref. 6580: Leggiuno – Detached villa
Asking Price: € 630.000



Description

We are offering this detached villa for sale in a quiet and sheltered location in the municipality of Leggiuno. The property is situated in a pleasant residential area, a short distance from Lake Maggiore and the main amenities. Thanks to its practical layout, the facilities on offer and its proximity to the lake, this property is suitable both as a permanent home and as a second home.

The villa has been upgraded and modernised in various ways over recent years.

The property is fully electric, not connected to the gas mains, and features a solar panel system with home batteries, which currently covers approximately 70% of its energy requirements. There is also a high-efficiency condensing boiler. For internet access, the property is equipped with Starlink, which provides a connection of up to 1 Gbit/s.

The property features a courtyard laid with decorative paving, three outdoor parking spaces and a double garage with an electric sectional door. The outdoor area is currently being further finished with paving and the installation of insect screens. A currently paved area will be tiled and fitted with a barbecue and an outdoor dining area.

The secure front door leads into the open-plan living area comprising the living room and kitchen. This space features whitewashed wooden beams with integrated LED lighting, air conditioning in the living room and a large panoramic window above the kitchen. The living room also provides access to the outdoor area, which is furnished for cosy al fresco dining and relaxation. There is also a pellet stove with water heating (thermo stove), which is used to heat domestic water.

The sleeping area comprises two spacious single bedrooms, both fitted for air conditioning, a master bedroom with an en-suite bathroom and shower, and a second bathroom with a shower featuring chromotherapy and a whirlpool bath. The master bedroom is air-conditioned. All bedrooms have electric roller shutters with a central control system that allows all the shutters in the property to be opened or closed simultaneously.

The property also features a utility room with a bathroom and shower, a storage room under the stairs, and a spacious tavern which is currently furnished as a cosy living area with a wood-burning stove and an oil-fired open fireplace. From the tavern, there is access to the wine/storage cellar, which is built into the rock face and fitted with a drainage system to carry water away. There is also a utility room housing the heating system and other technical installations. The property is also pre-wired for the installation of an alarm system.

The property is not connected to the mains drainage system, but has a soakaway (pozzo perdente) and three septic tanks.

This villa is an attractive choice for anyone looking for a detached property in Leggiuno with a practical layout, a double garage, multiple parking spaces, generous additional rooms and outdoor areas where the lovely weather can be enjoyed to the full. Thanks to the solar panels with home batteries, the modernised systems and the high-speed internet connection, the property is suitable both for permanent residence and for use as a second home on Lake Maggiore. The villa offers a high

standard of living, plenty of privacy and a great deal of independence in day-to-day living.

Pictures





















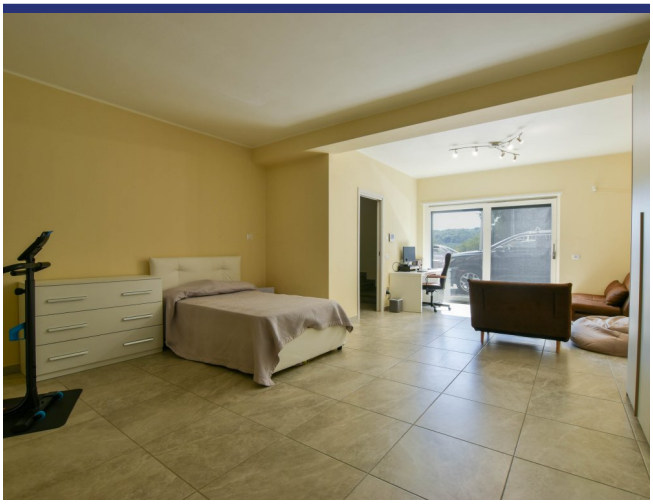






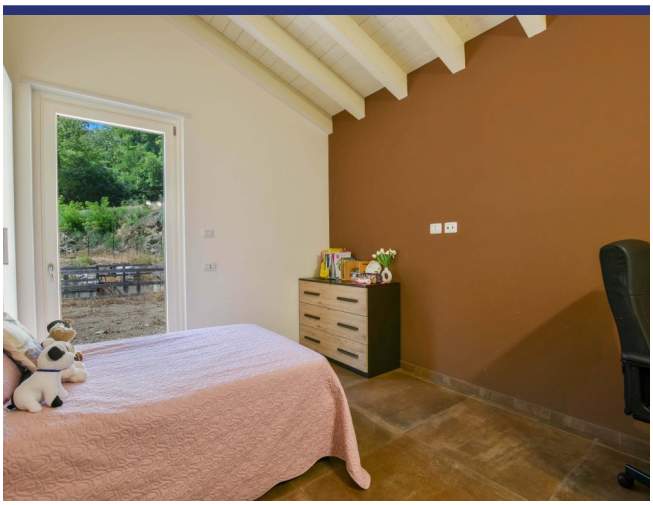


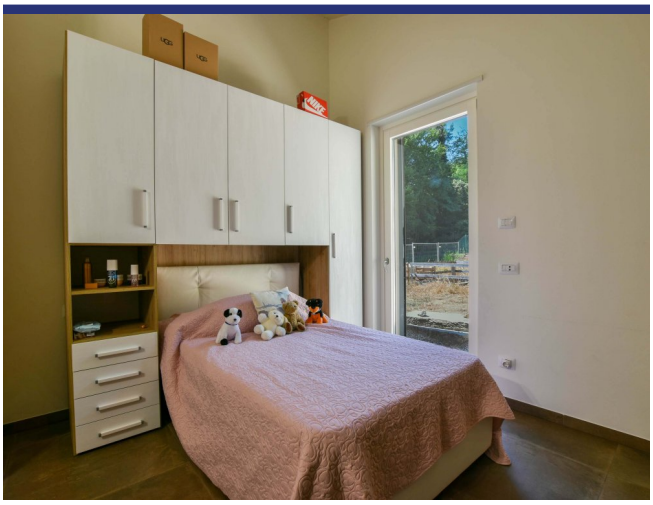


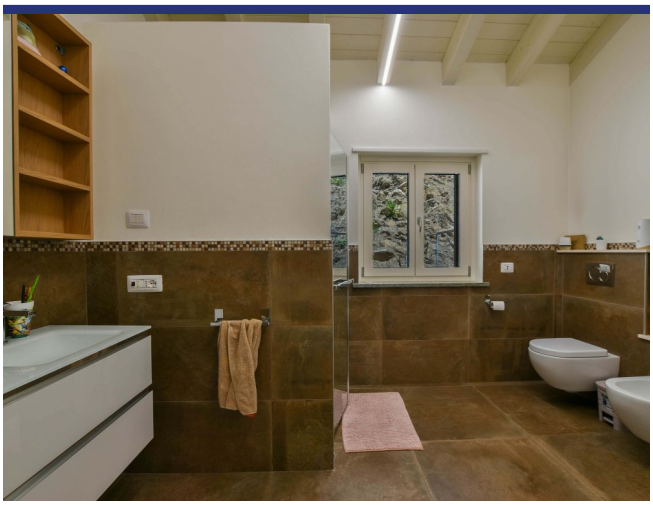




























Location & Details



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

- Reference: 6580
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Yes
- Pool: To be realised
- Asking Price: € 630.000

- Floorspace: 230 m^2
- SQM Plot: 1000 m^2
- Bedrooms: 3
- Bathrooms: 3
- 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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