

Lago Maggiore

Leggiuno

Ref. 4591: Very luxurious villa with large garden, outdoor pool and lake view in Leggiuno
Price on Request



Description

Prestigious property in an unique location, overlooking the lake.

From the total reconstruction and extension of an old house, this property was born, unique in its kind in terms of finish and attention to detail, with breathtaking views of Lake Maggiore.

The villa consists of the living area of approx. 660 m² with terraces and balconies of another 80 m². A round tower enlivens the facade and the plants on the different floors, creating a warm reading environment with a fireplace on the ground floor, an intimate, very bright sitting room on the mezzanine and terrace of the main room on the first floor.

In a separate building from the villa is the garage which gives way to four large cars, a utility room and shower room for use by the pool. A portico of approximately 60m² connects this building with the main building.

In addition to these buildings, a rustic building of 100 m² is used as a depot for agricultural implements for the maintenance of the land, it covers 4 hectares and is largely wooded, guaranteeing total privacy, a silence that is difficult to find in other residences on the Lake Maggiore.

The villa has four floors, connected by an internal elevator: basement, with technical rooms, wine room, two large storage rooms. Basement with guest apartment complete with bathroom and walk-in closet, laundry room, large billiard room, reading room with fireplace and guest bathroom.

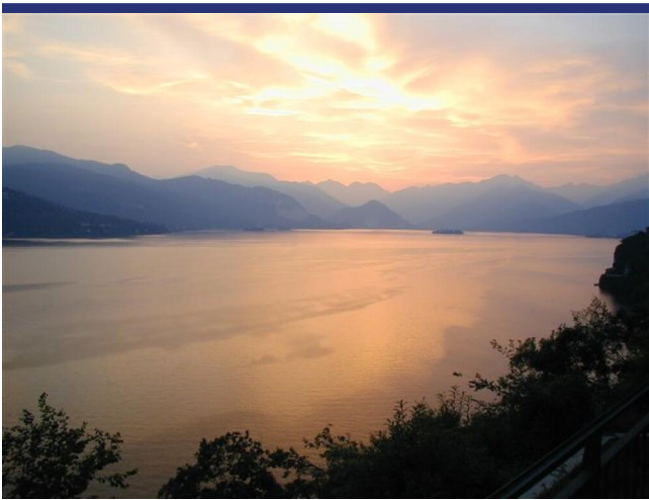
Ground floor with large living room paved with marble, two dining rooms, large kitchen, guest bathroom, beautiful Thun maiolica stove.

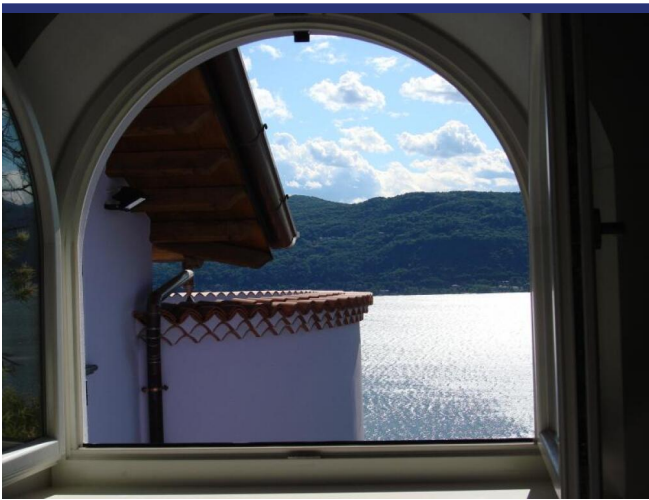
First floor, gym, study, guest apartment with bathroom and walk-in closet, main apartment of about 60 square meters, with Thun maiolica stove, beautiful terrace on the top of the tower with views from Arona to Intra-Pallanza.

Very current installation techniques, external and internal burglar alarm system with TVC system with 9 terminals and motion detection, underfloor heating, LPG condensing boiler and optional wood boiler as an alternative, centralized vacuum cleaner system on each floor of the house, telephone and ADSL cabling and intercom.

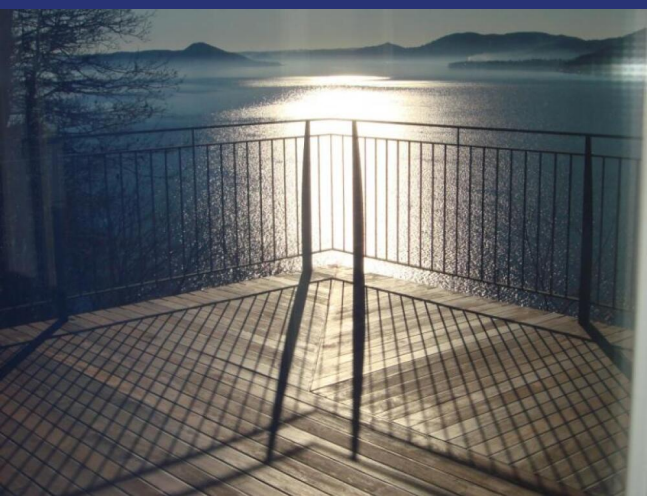
Superb heated outdoor pool with hydromassage (in progress).

Pictures









Location & Details



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

- Reference: 4591
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: To be realised
- Pool: Yes
- Price on Request
- Floorspace: 660 m²
- SQM Plot: 40000 m²
- Bedrooms: 5
- Bathrooms: 6
- 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 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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