

# Lago Maggiore

## Lesa

Ref. 6440: Historic villa with lake views and garden in Lesa  
Asking Price: € 530.000



# Description

Just minutes from the shores of Lake Maggiore, in an idyllic and green location in the hills of Lesa, is this characteristic detached villa from the early twentieth century. The property combines authentic architectural elements with contemporary living comforts, providing a perfect balance between charm and functionality.

Thanks to its sunny and quiet location, you will enjoy optimum privacy and a pleasant living environment. From the villa and the garden, beautiful lines of sight open up over the lake and the surrounding landscape, contributing to an exclusive and relaxing living experience.

The house is spread over three levels and has a total area of approximately 200 m<sup>2</sup>. On the main floor is a bright living area, where large windows frame the surrounding natural landscape and offer direct access to a terrace with panoramic views – perfect for relaxing or hosting guests outdoors. The spacious and functional living kitchen lends itself perfectly to a warm and authentic daily living environment.

The sleeping area comprises three well-appointed bedrooms, designed to ensure peace and comfort. The ground floor offers a tavern with ancillary rooms, ideal as a multi-purpose room or hobby room.

Surrounding the villa is a private garden of approximately 1,000 m<sup>2</sup>, carefully landscaped and harmoniously integrated into the landscape, making it possible to enjoy outdoor living in every season.

The renovation, completed in 2013, has breathed new life into the property, preserving its historic character while providing all the essential comforts of modern living.

A particularly valuable element is the already approved project to create a garage directly connected to the internal levels of the house: a rare solution that adds additional functionality without affecting the architectural harmony of the villa.

Ideal as an elegant holiday home or as a main residence for those who want to live in the middle of nature, without giving up the charm and history of an authentic place.

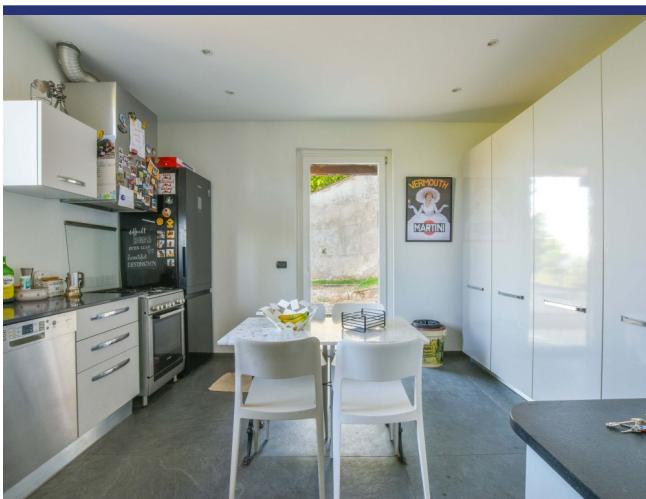
# Pictures





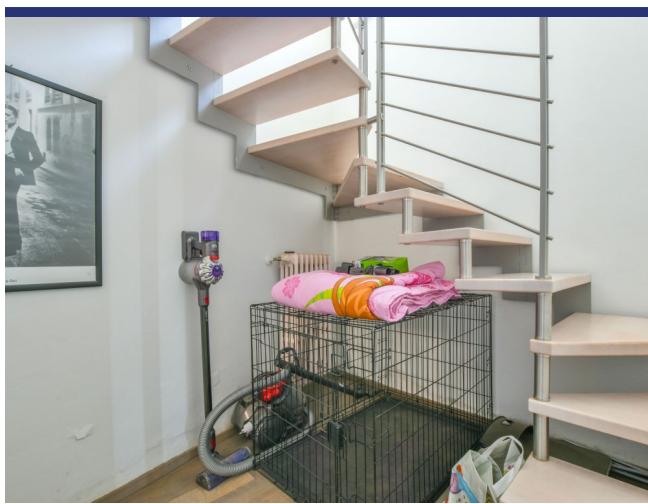
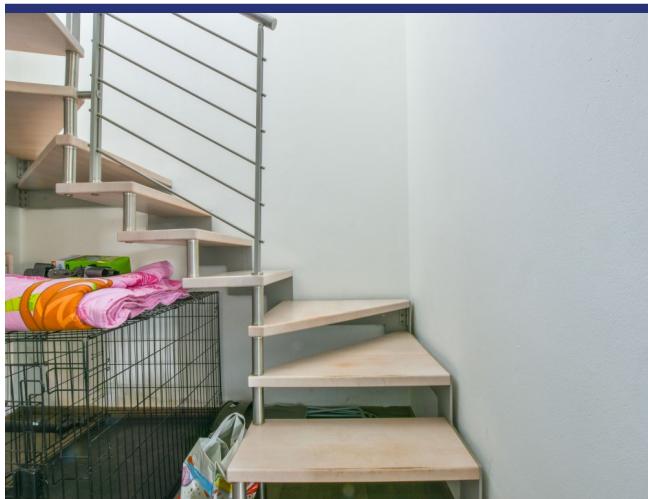
Ref. 6440 Lesa

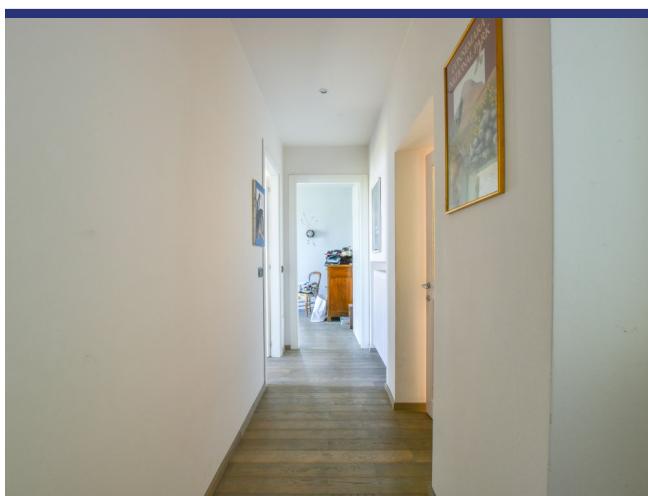


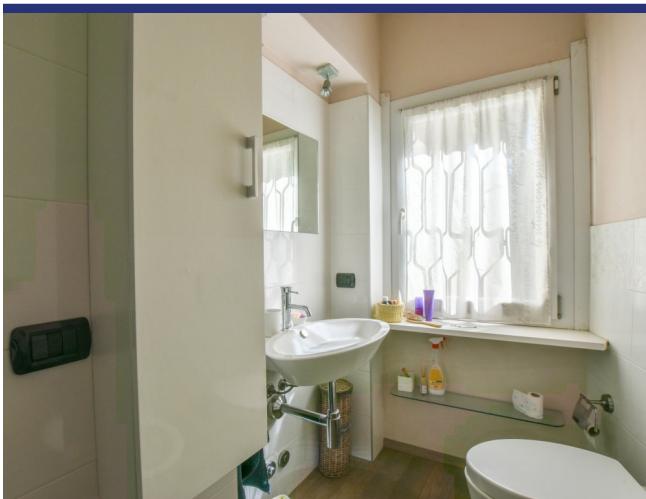


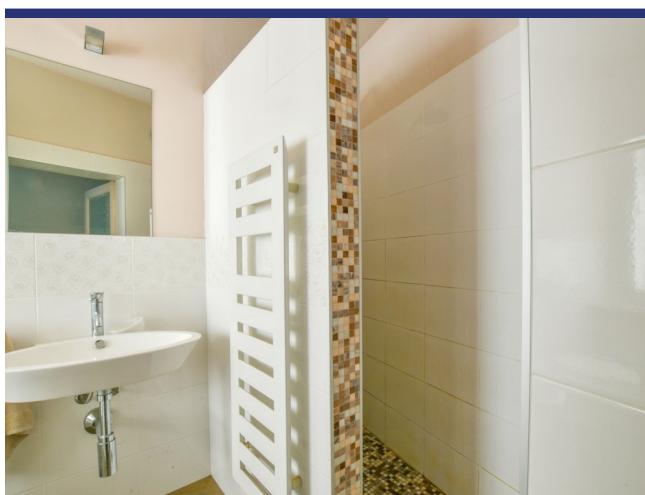
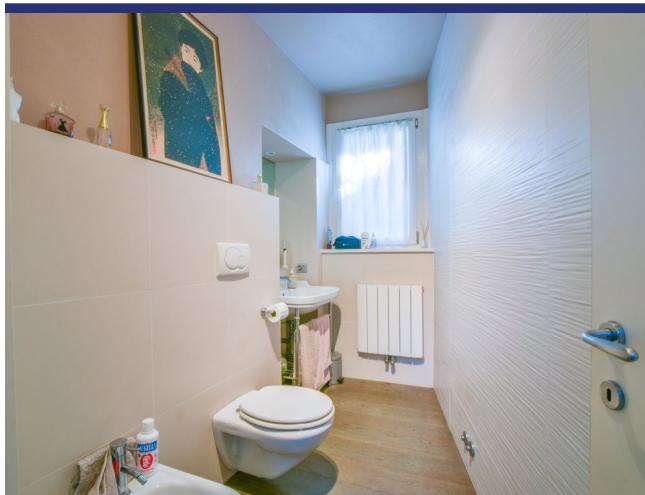
Ref. 6440 Lesa



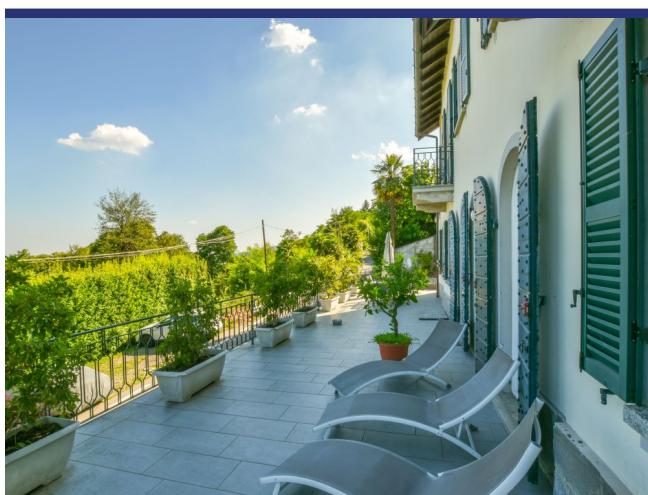




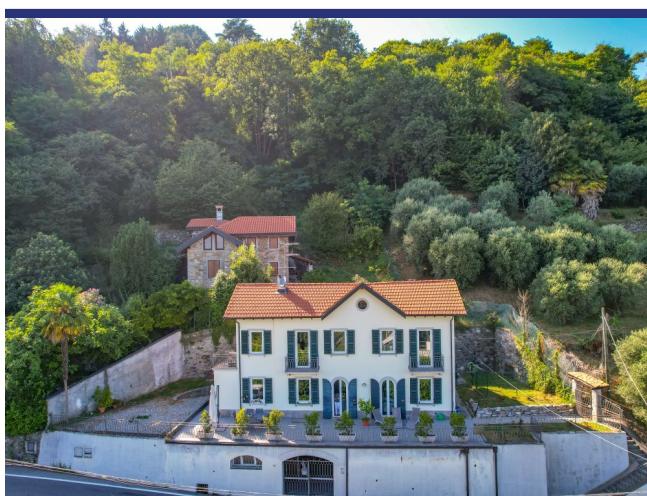


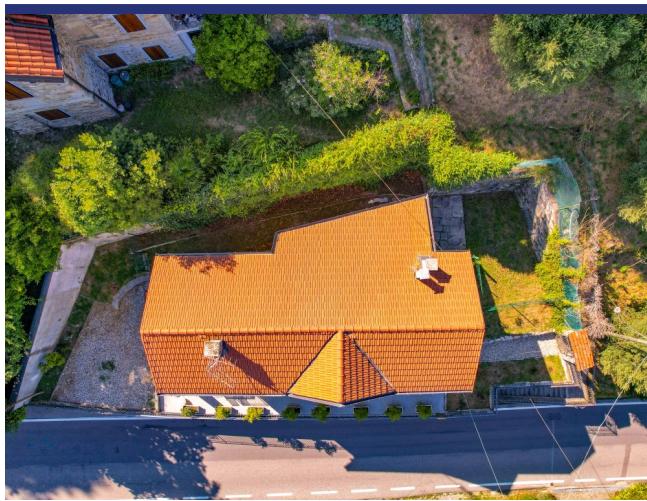




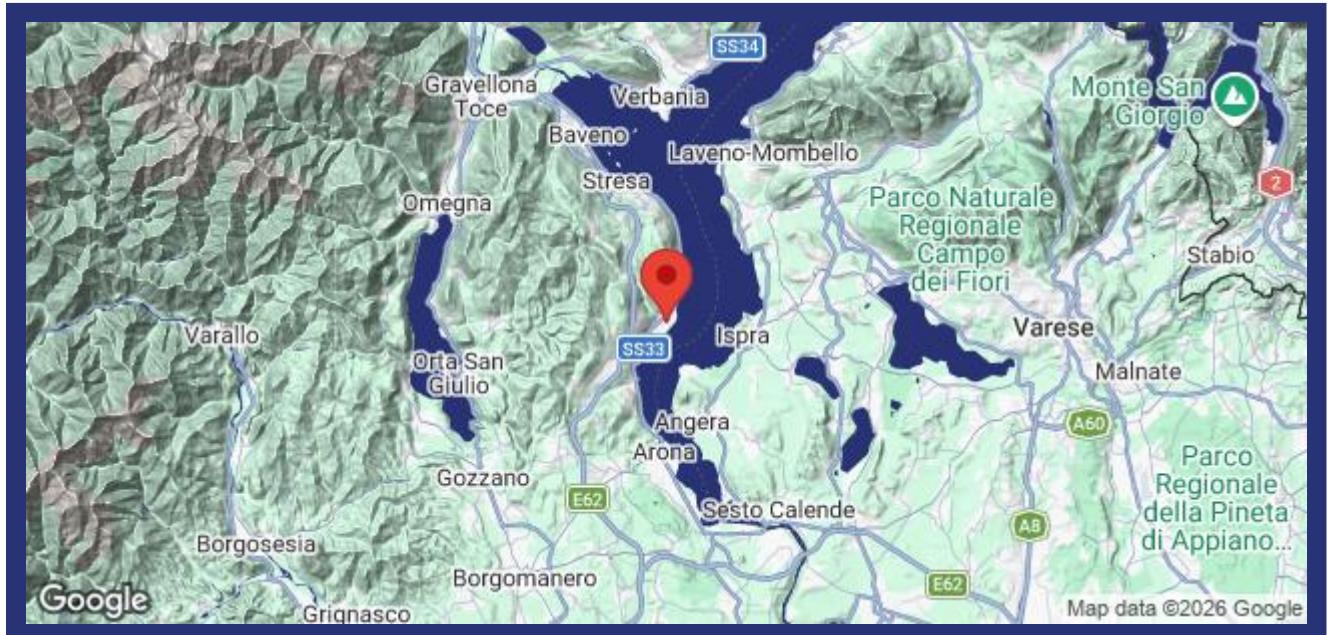








# Location & Details



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

- Reference: 6440
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Garage: To be realised
- Asking Price: € 530.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 1000 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 4
- Rental Potential: Very 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 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

[info@italiacasa.net](mailto:info@italiacasa.net)  
[www.italiacasa.net](http://www.italiacasa.net)

