

# Lago Maggiore

Lesna

Ref. 6488: Lesna - property consisting of three independent flats,  
Asking Price: € 250.000



# Description

We offer for sale a property consisting of three independent flats, located in Lesa, just a two-minute walk from the lakeside promenade.

The location allows easy access to the centre, amenities and the shores of Lake Maggiore, in a quiet and well-connected residential area.

The property has been used for short-term rentals over the years, generating excellent returns.

The internal layout lends itself both to retaining the current configuration and to a different organisation, with the possibility of merging some units, as has been done in the past.

The property extends over several levels. On the first floor is a flat with a small living room, a separate kitchen, two bedrooms and a bathroom with shower. Outside, this unit has a small terrace furnished as a relaxation area.

On the second floor are two separate units: the first features a living room with sofa bed, kitchen and bathroom with shower; the second offers a living room with kitchen, a bedroom and a bathroom with shower. The two flats on the second floor can be reconfigured into one with living room and kitchen, two bedrooms and two bathrooms.

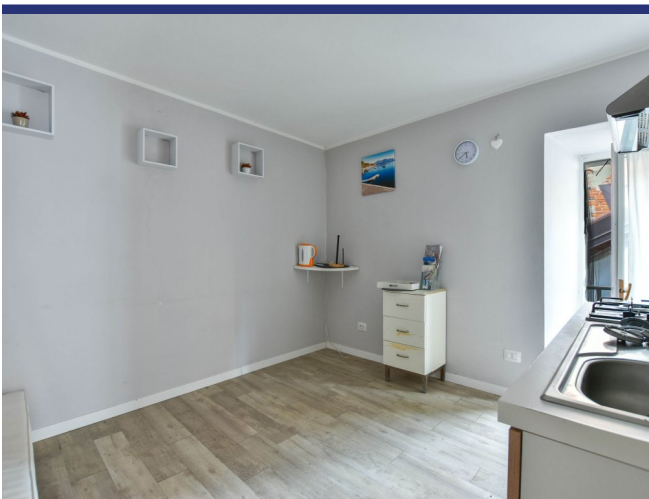
On the ground floor, it is possible to create an additional studio flat, further enhancing the living or yield potential of the property. The property also features a laundry room with a new condensing boiler.

In addition, there is a lift which is currently not working, but can be repaired.

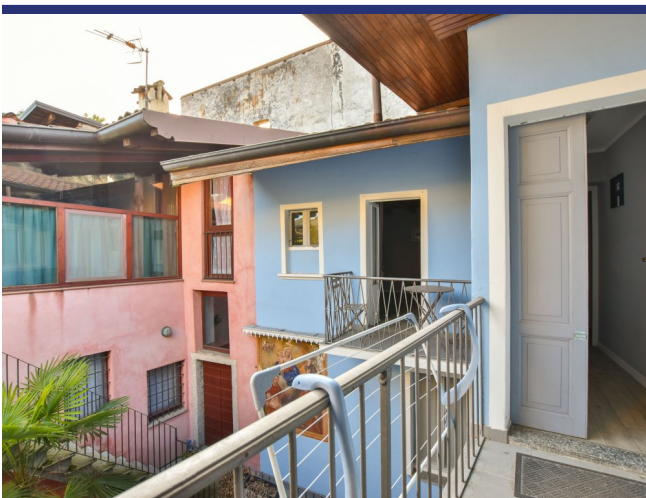
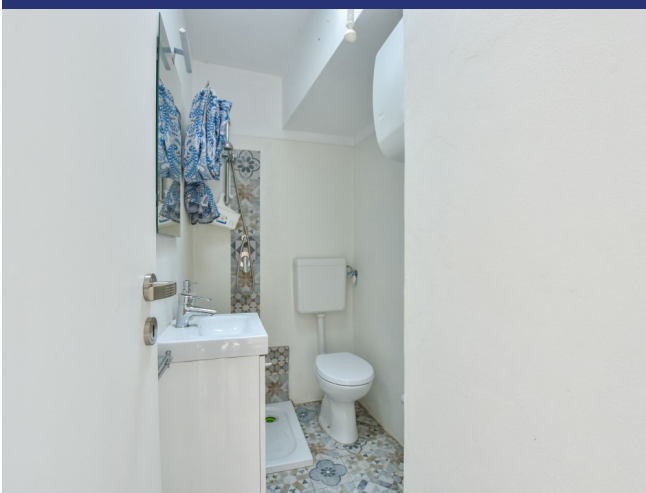
Perfect for those looking for an investment already proven in the short-term rental sector, with further development potential, or for those looking for a flexible living solution suitable for multiple families.

The proximity to the lake and the main amenities of Lesa makes this property interesting both as a main residence and as a second home on Lake Maggiore.

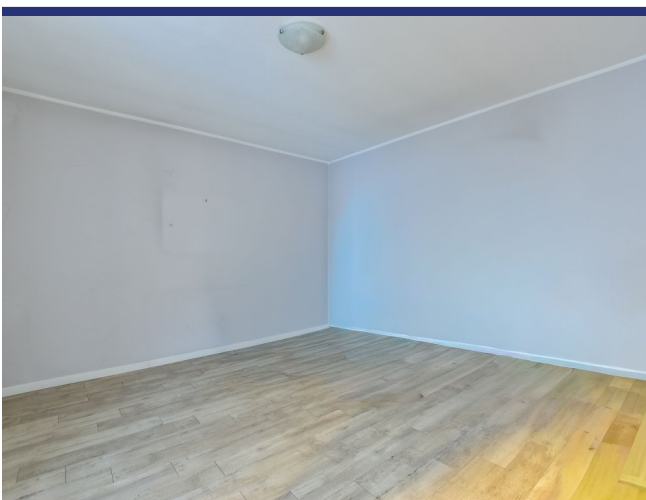
# Pictures



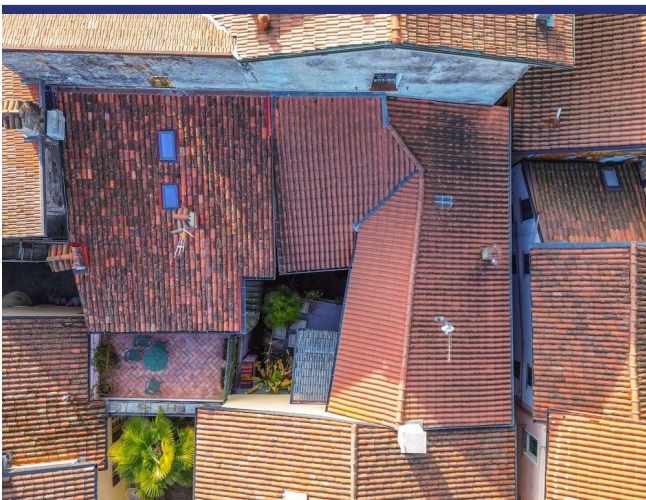


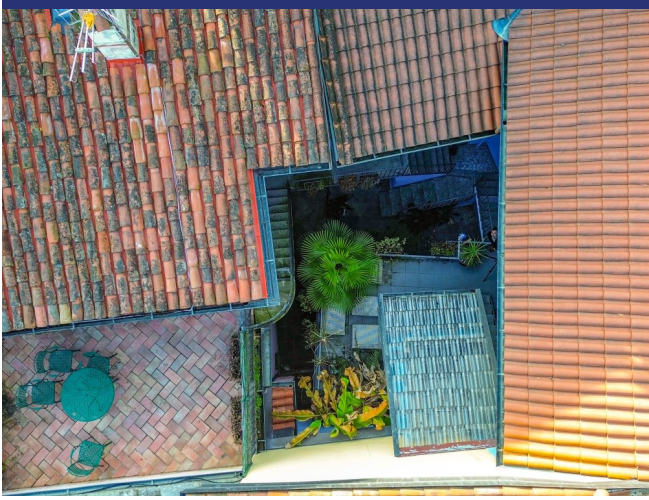














# Location & Details



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

- Reference: 6488
- Apartement/In borgo
- Village House/Cottage
- Terrace
- Balcony
- Asking Price: € 250.000
- Floorspace: 160 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- 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?

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