Lago Maggiore

Lisanza

Ref. 6493: Beautifully refurbished house in small residence with pool and access to Lake Maggiore
Asking Price: € 495.000



Description

Property in small residence with swimming pool and access to Lake Maggiore

We offer for sale an elegant terraced house located in Lisanza, a borough of Sesto Calende, in a privileged location directly on Lake Maggiore.

The property is part of a well-kept and quiet residential complex with direct access to the lake, a private marina, swimming pool and communal park, a short distance from the centre and also easily accessible via a cycle path.

The property belongs to a complex of only seven residential units, created from the renovation of an old glass factory from the 19th century, which was thoroughly redeveloped in 2000.

The property for sale was further renovated in 2021, with work on double-glazed wooden window frames, installations, roof and targeted measures against damp, as well as a complete renovation of kitchen and bathrooms.

The villa is spread over three floors with a total area of about 150 m².

On the ground floor, the entrance leads to an open living space with living room and open kitchen with cooking island, overlooking the private garden of about 90 m² and a terrace at the rear. A guest toilet is located under the stairs.

The first floor features a double bedroom with access to the balcony, a single bedroom and a bathroom with shower.

The attic offers a spacious room used as a bedroom, with its own bathroom and additional storage space.

The property further features an uncovered parking space and a single garage box. The complex also offers a communal swimming pool, a spacious garden and direct access to the lake.

Technically, the property is equipped with autonomous heating via gas radiators, air conditioning (hot/cold) on all floors, a home automation system to manage lighting and heating, an alarm system with cameras, intercom and fibre-optic internet.

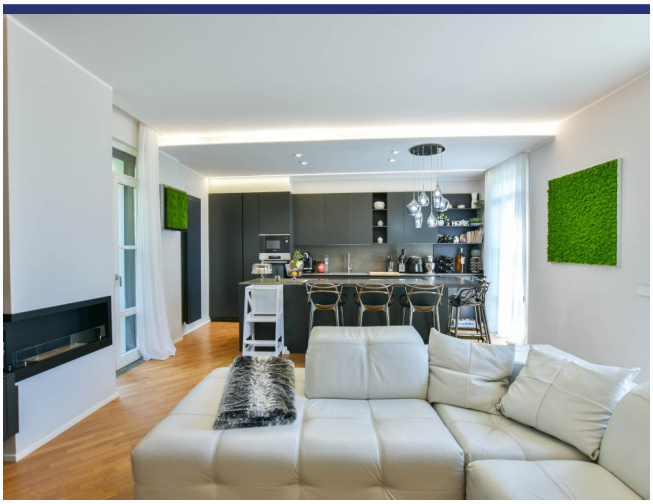
The garden is equipped with lighting and an irrigation system. The service charge is approximately €4,000 per year and includes the maintenance of the common parts.

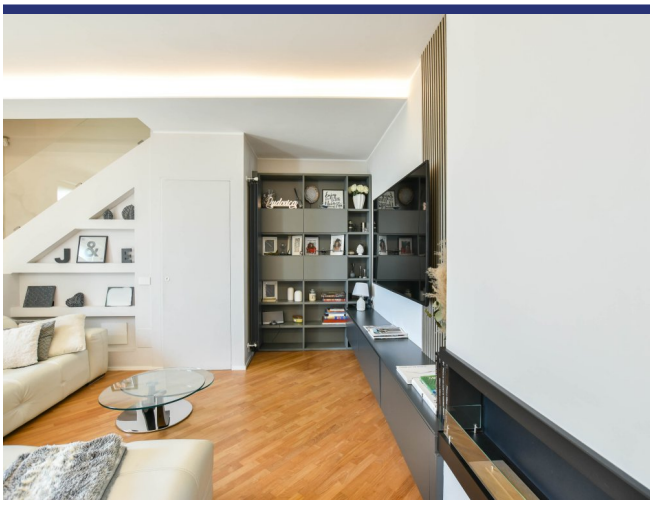
This property is ideal for those looking for a primary residence in a quiet and easily accessible area, or for a second home on the lake that can be moved into immediately.

The proximity to the water, the exclusive amenities of the complex and the functional layout make this villa suitable for both families and those looking for a comfortable recreational home.

Pictures



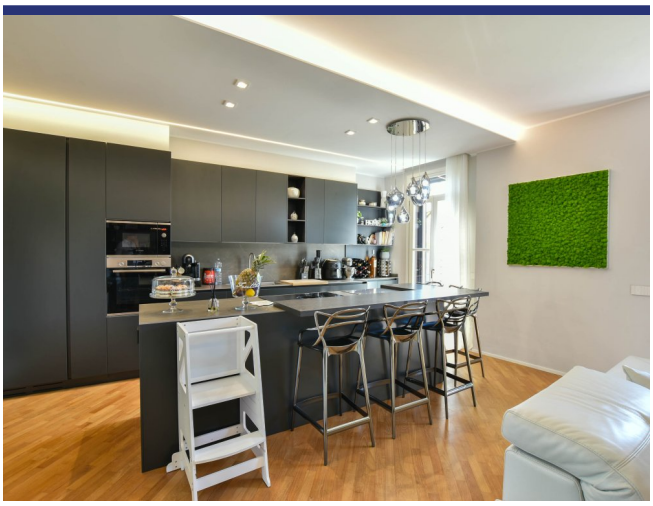


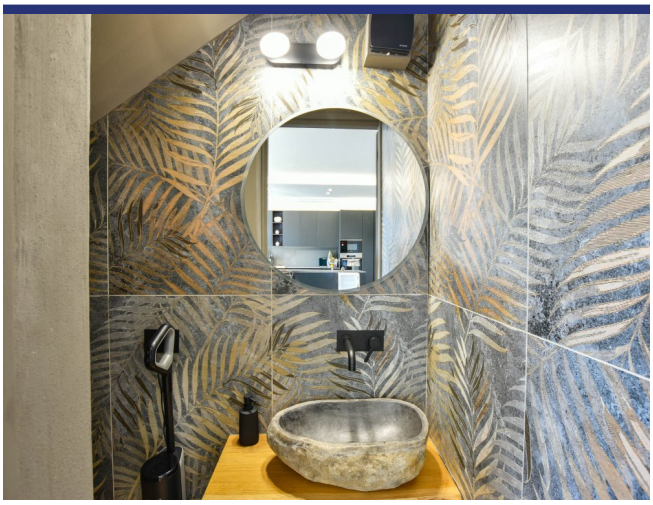






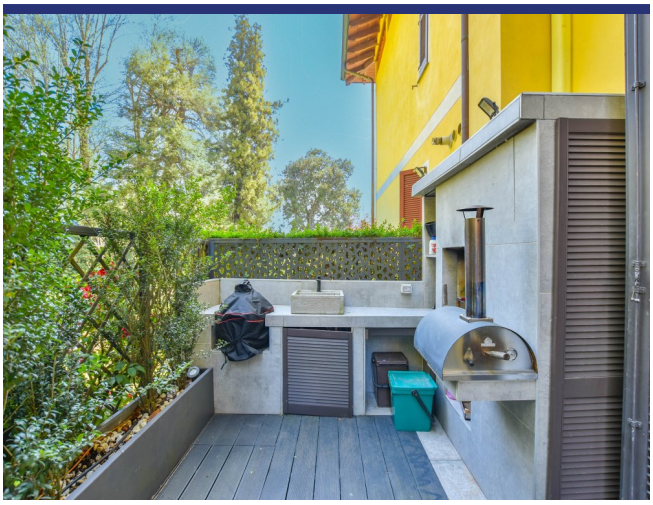


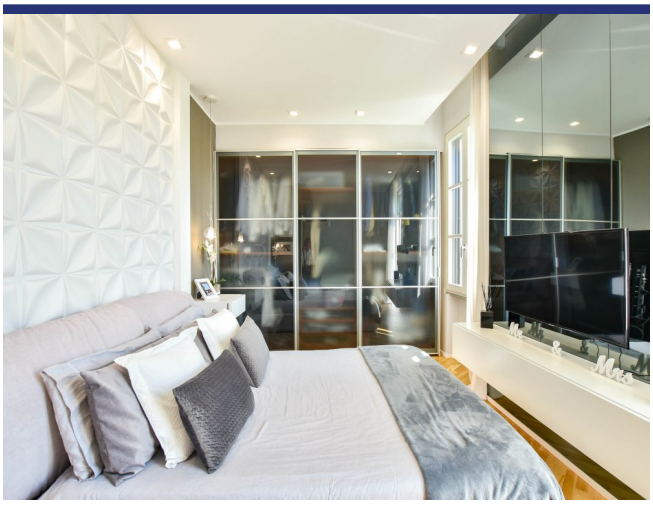






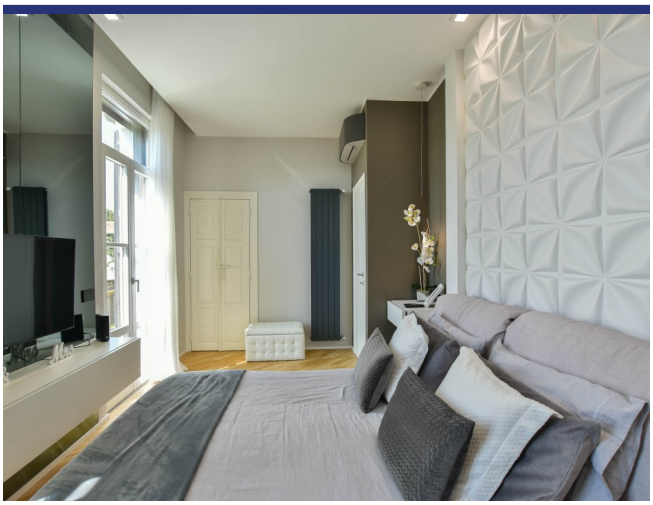










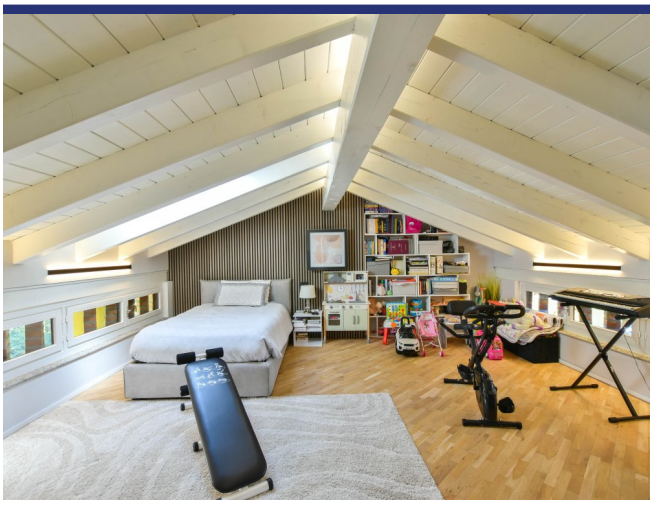










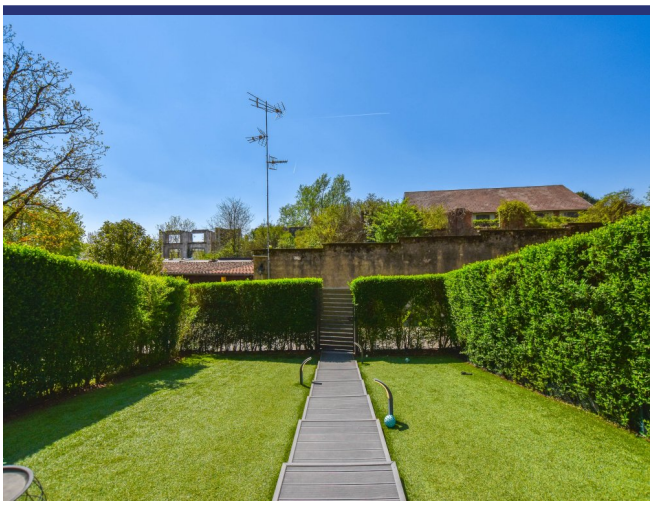








































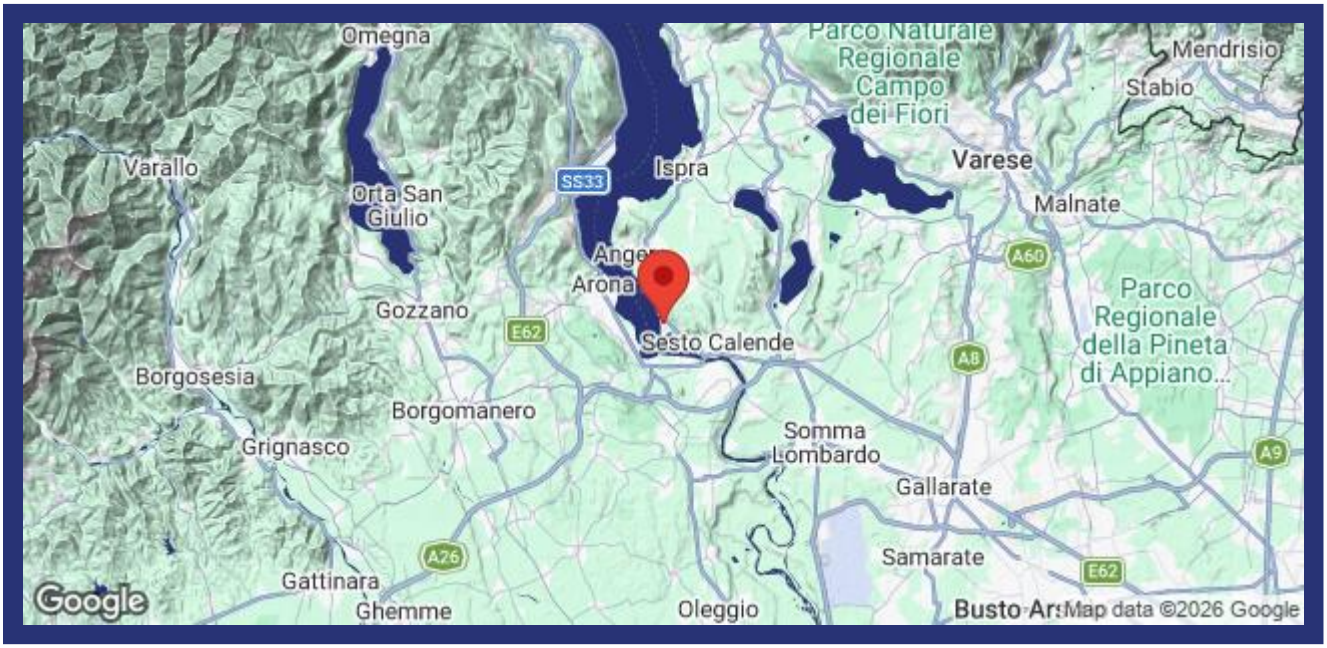








Location & Details



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

- Reference: 6493
- Apartement/In borgo
- Lakeview
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Airco
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 495.000

- Floorspace: 150 m^2
- SQM Plot: 90 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

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

info@italiacasa.net
www.italiacasa.net



© ItaliaCasa. The information in this brochure has been compiled with the utmost care. However, it has an informative character and should only be regarded as an invitation to enter into negotiations. The contents of this information will not be legally binding in any way. ItaliaCasa is not liable for damages resulting from incorrect information or otherwise.