# Lago Maggiore

## Meina

Ref. 6432: Lake Maggiore - modern new-build villa topo the hills of Meina
Asking Price: € 1.280.000



# Description

We offer for sale "La Casa della Vigna", a newly built villa located on the hills of Meina, in a panoramic position offering tranquillity and plenty of light, with enchanting views of Lake Maggiore.

The setting is ideal for those seeking privacy and direct contact with nature, with land suitable for growing vines and fruit trees, while local amenities are still easily accessible.

The architectural design of the villa employs modern and clean forms, characterised by simple volumes and large windows that let in abundant natural light.

The villa has a living area of around 200 square metres, almost entirely distributed on one level.

The open-plan living room and kitchen look directly out onto the 40 sq m infinity pool and the garden, creating a fluid connection between inside and outside. Adjacent to the living area are a storage/laundry room and a guest toilet.

The sleeping area includes a master bedroom with a 25 m² private storage room and an en-suite bathroom with shower and freestanding bathtub. There are also two additional bedrooms that share a central bathroom with shower.

On the ground floor are the technical rooms and a multi-purpose room with bathroom, which can be converted into a guest room, as well as a spacious garage of 60 m². Additional outdoor parking spaces are available and are located on the upper level.

Outdoor spaces include covered walkways and stairs, a 24 m² living space and a poolside solarium.

On request, a rooftop living space can be created in sky-bar style, with 16-metre-long glass balustrades.

The finishes and amenities are of a high standard and designed to ensure comfort and functionality in a modern setting, with sustainable materials and attention to light and privacy.

The swimming pool, solarium and outdoor spaces complete this project, where contemporary aesthetics and outdoor living come together perfectly.

Whether as a main residence or luxury holiday home, "La Casa della Vigna" is ideal for those who want to live in a modern, comfortable and bright villa surrounded by the nature of Lake Maggiore, without compromising on design and functionality.

# Pictures





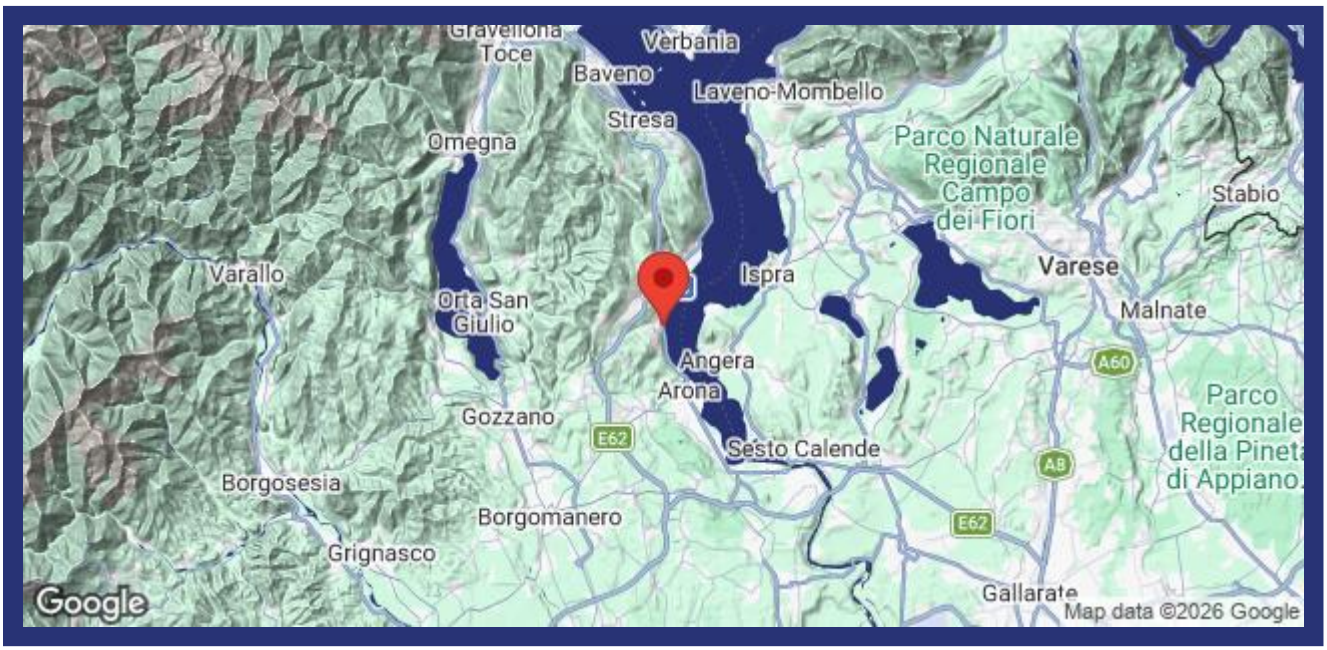








# Location & Details




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

- Reference: 6432
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.280.000
- Floorspace: 204 $m^2$
- SQM Plot: 1000 $m^2$
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Very good
- Condition of the Property: Newly built
- 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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