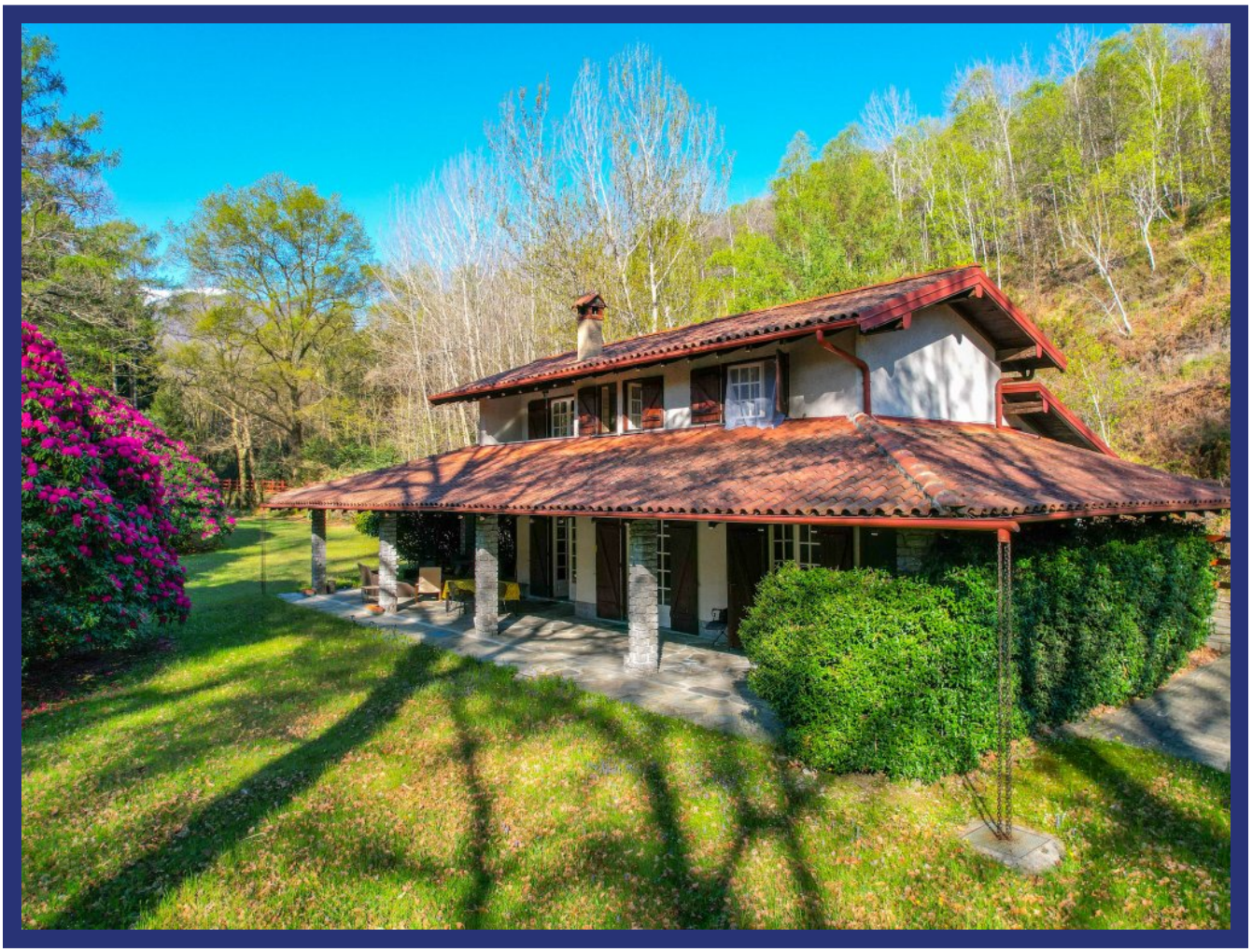
Lago Maggiore

Mergozzo

Ref. 6552: Mergozzo – Bracchio, a detached house surrounded by a large plot of land.
Asking Price: € 450.000



Description

Villa with grounds in Bracchio, Mergozzo

The villa is situated in a nature reserve of exceptional beauty, is in good condition and is spread over two floors, with a practical and well-thought-out layout.

It is not a historic villa, but a property designed to offer optimal living comfort, with great attention paid to the liveability of both the indoor and outdoor spaces and a layout that is perfectly suited to everyday life and relaxation.

The living area measures approximately 125 m². On the ground floor, the entrance leads to a spacious and light-filled living room with large windows overlooking the garden. The cosy open-plan fireplace forms a central feature of the living space. The open-plan kitchen is integrated into the living room, creating a cosy and practical living environment. This floor also features an in-house garage with direct access to the property and an additional outdoor parking space.

The first floor comprises the sleeping area, featuring two bedrooms and two bathrooms. The simple and functional layout offers plenty of comfort and privacy.

The property is set within a plot of approximately 12,000 m². This not only offers plenty of privacy but also presents interesting opportunities for future development or extension.

Outside, the villa features a spacious covered terrace, equipped with a barbecue and a traditional wood-burning oven. This pleasant outdoor space can be enjoyed for much of the year and is ideal for relaxing or spending time with family and friends.

The open-plan layout enhances the comfort of the home, whilst the two-storey layout ensures practical use of the available space.

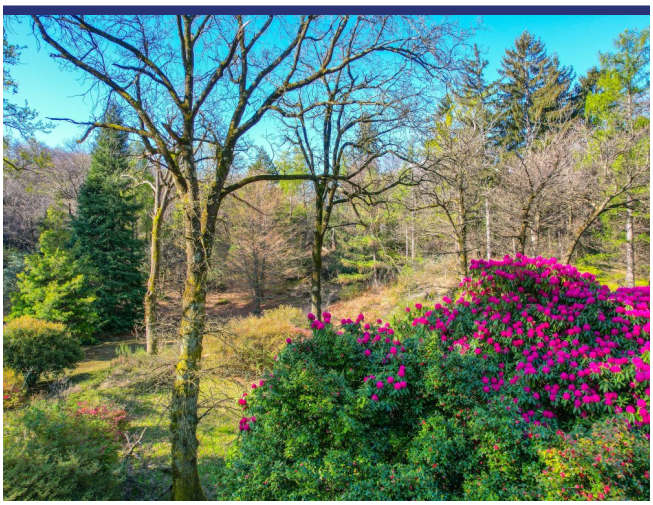
This property is particularly well-suited to those seeking a detached villa in a beautiful natural setting, with plenty of outdoor space and opportunities to adapt the property to their own tastes.

An ideal choice as a permanent home for those who value peace, privacy and nature, but also perfectly suited as a second home to enjoy the area around Lago di Mergozzo and all its recreational opportunities throughout the year.

Pictures

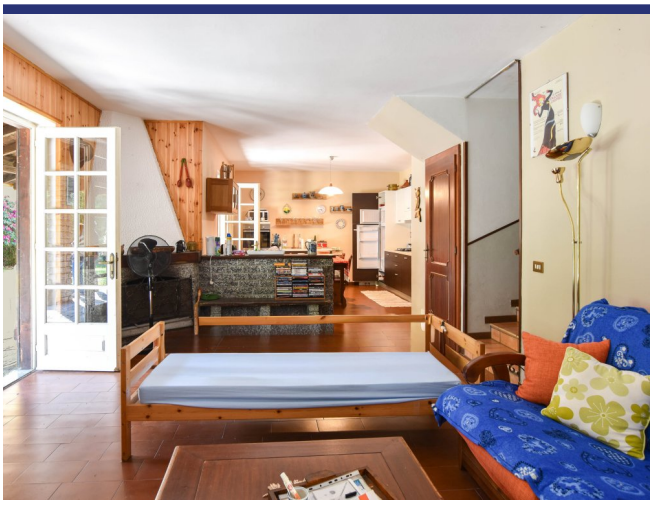




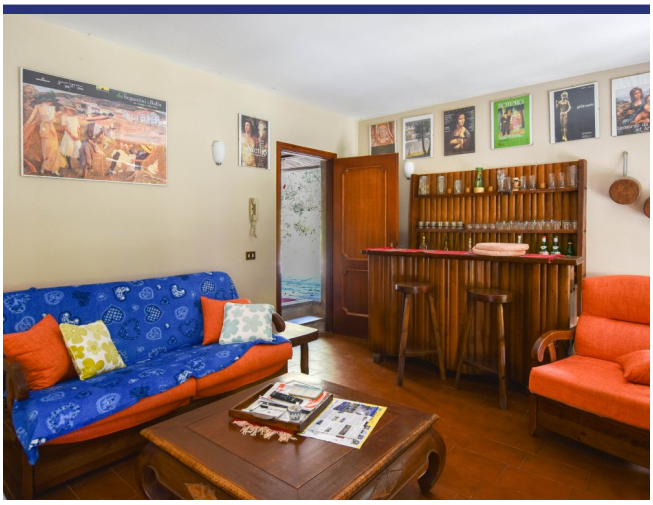




















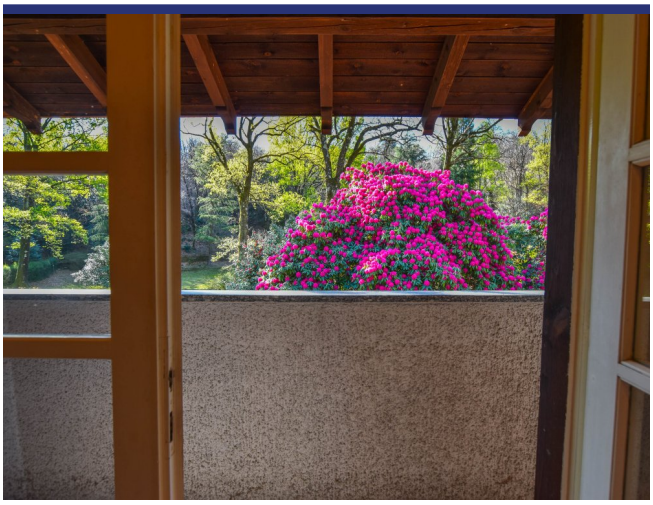






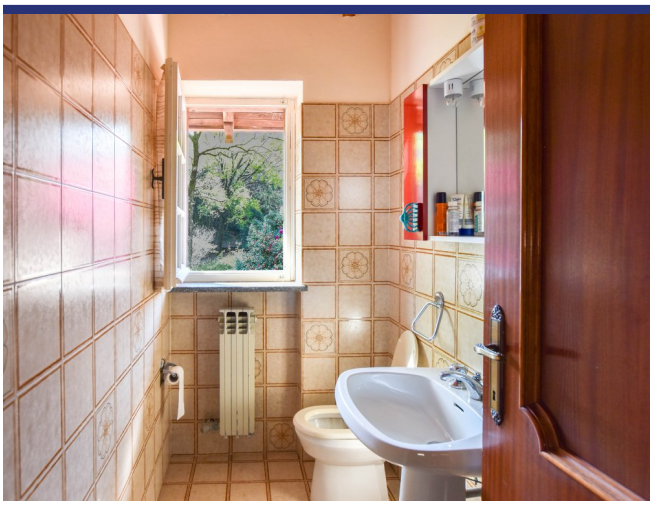








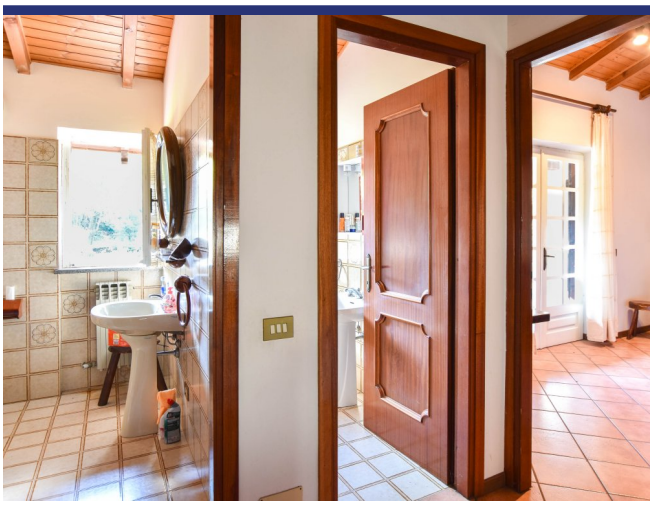


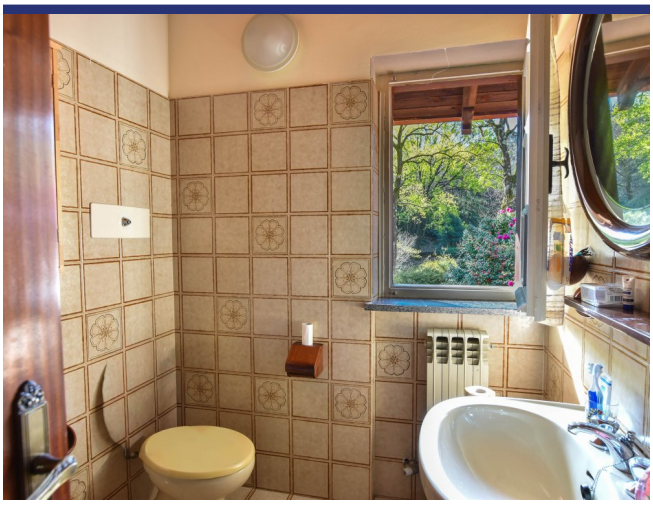










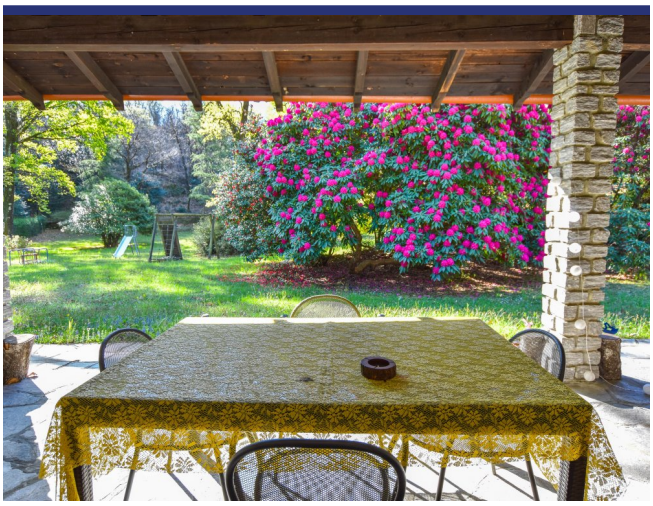




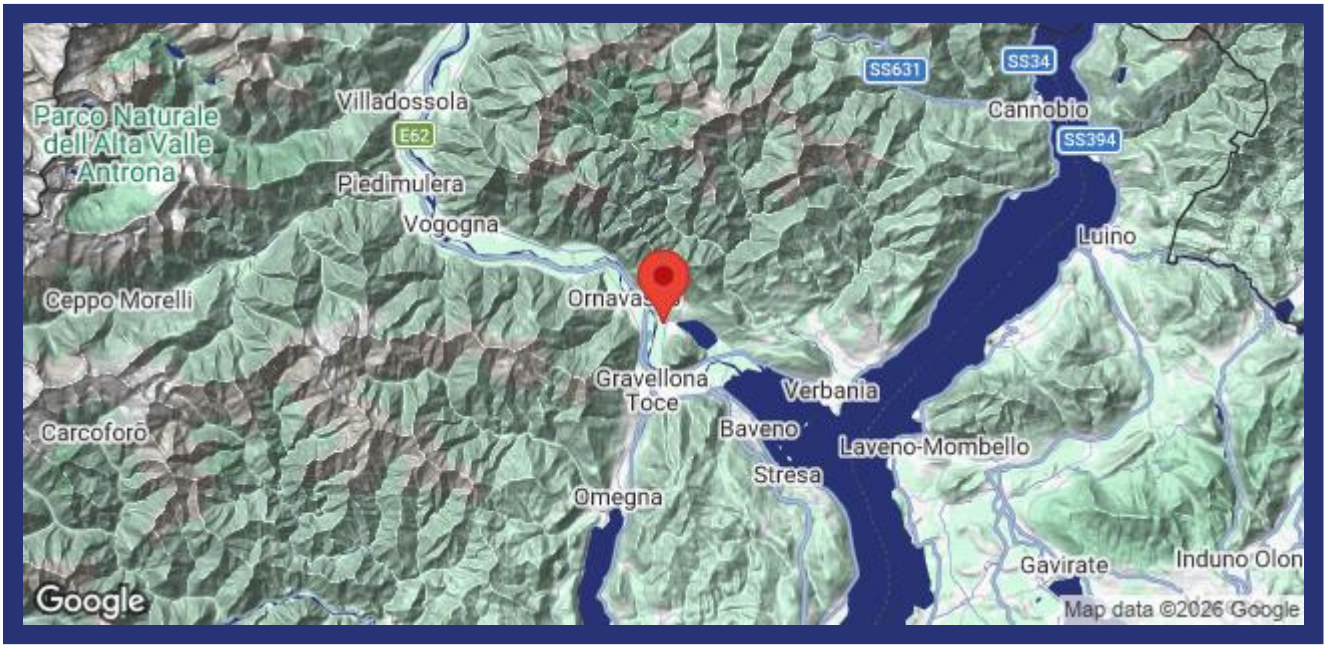








Location & Details



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

- Reference: 6552
- Villa/Farmhouse
- Garden
- Terrace
- Fire Place
- Asking Price: € 450.000
- Floorspace: 170 m^2
- SQM Plot: 12000 m^2
- Bedrooms: 2
- Bathrooms: 2
- Rental Potential: 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 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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