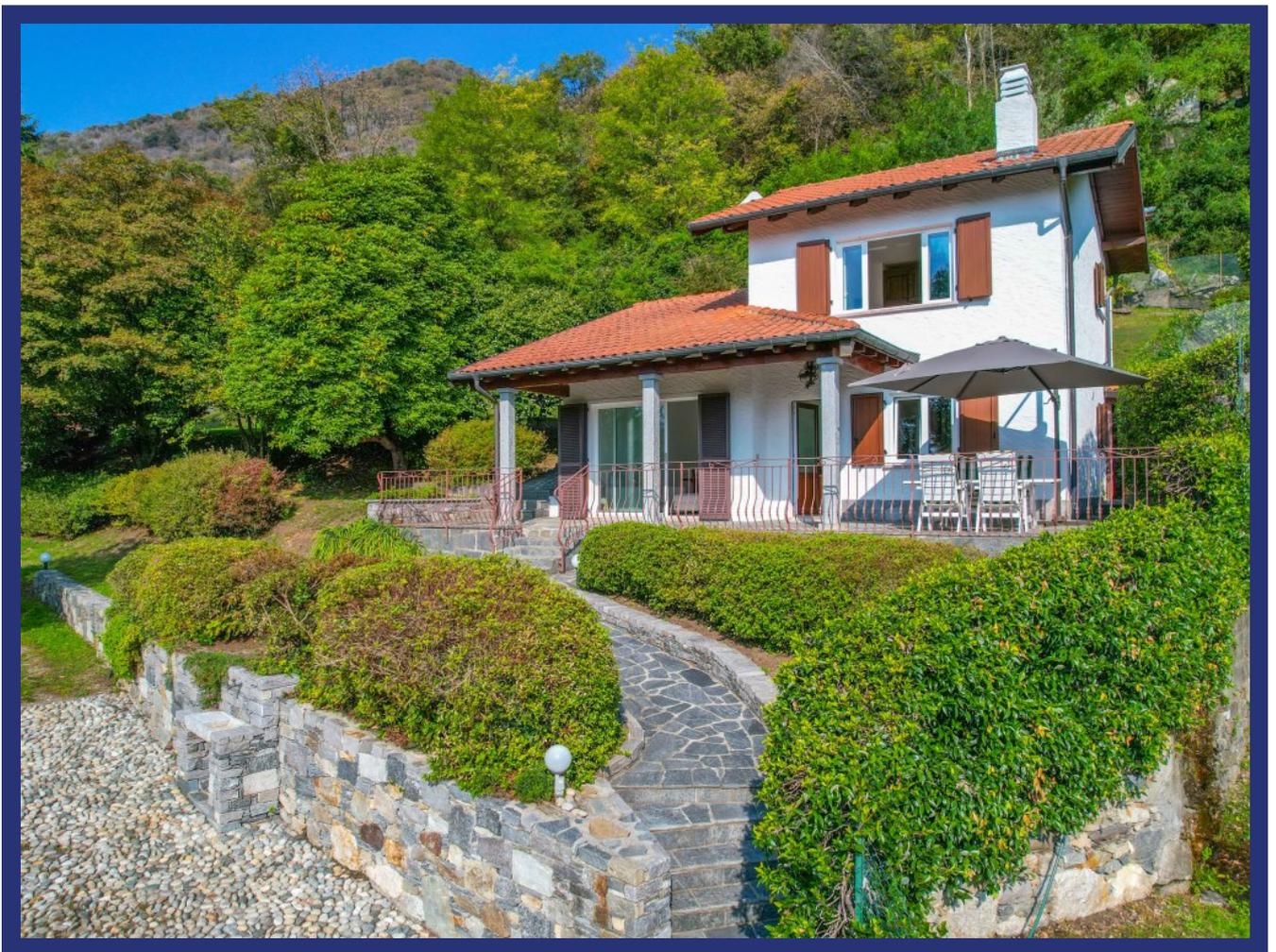


# Lago Maggiore

## Mergozzo

Ref. 6402: Mergozzo - completely renovated detached house

Asking Price: € 390.000



# Description

Located in the picturesque village of Mergozzo, on the popular Lago di Mergozzo and close to Lago Maggiore, in a beautiful location in the middle of nature, in peace and with optimal comfort, we offer a completely renovated detached house, surrounded by greenery and with open views over the surrounding valleys. The house is spread over two floors.

On the ground floor there is a spacious living area with open kitchen, a bathroom with shower and a second living area that can easily be converted into a bedroom thanks to its generous dimensions and open views. The veranda, directly accessible from both the kitchen and living room, is ideal for outdoor dining and enjoying the silence of the surroundings.

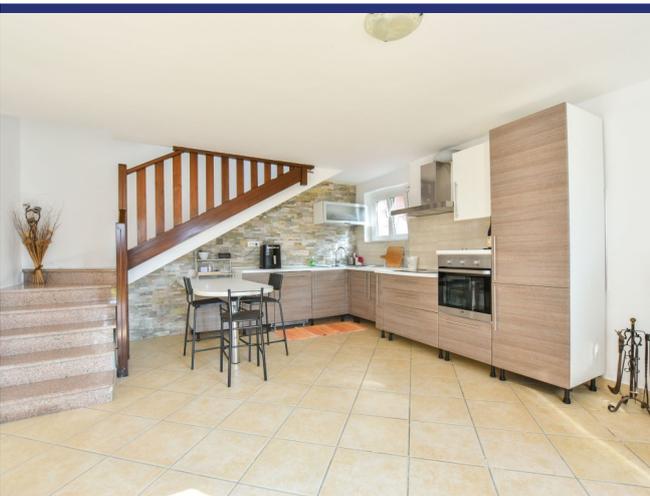
Upstairs is a bedroom with open views and a bathroom with bathtub. The floors on the ground floor and in the bathrooms have ceramic tiles, while the upstairs bedroom has laminate flooring. Aluminium double-glazed windows provide excellent thermal and acoustic insulation.

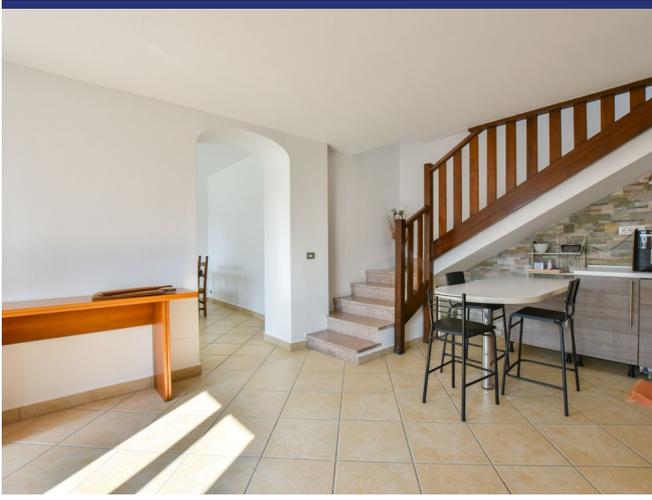
Outside is a beautiful, flat garden of about 3,600 m<sup>2</sup>, well-maintained and sunny, with ample possibilities for installing a swimming pool, maintaining a vegetable garden or creating a relaxation area amidst the greenery. The property is accessed via a private road with a paved driveway.

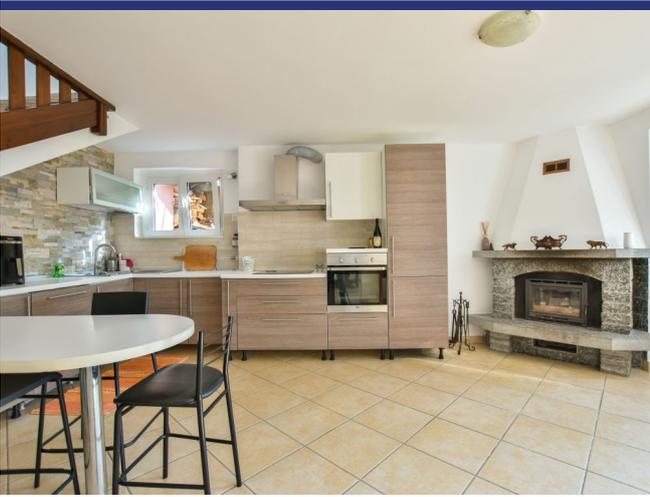
Furthermore, the plot features a masonry storage/garage and an underfloor heating system on LPG gas. Recently, the facades have been completely repainted, giving the property a well-kept and modern look.

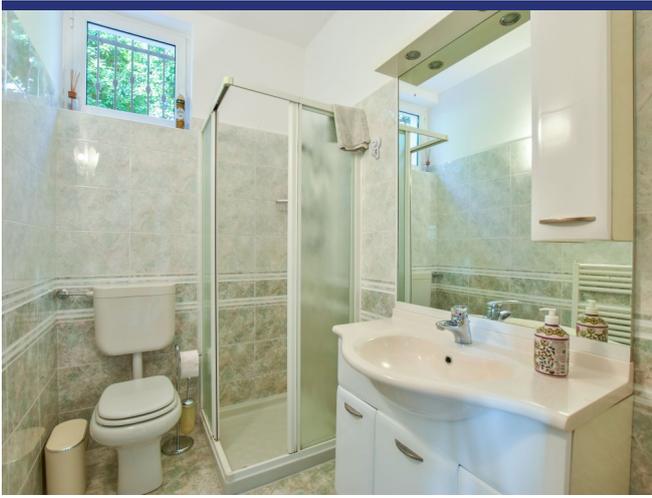
An ideal solution for those who want to live in nature, in peace and quiet, with spacious and versatile living spaces, without giving up the comfort of nearby amenities.

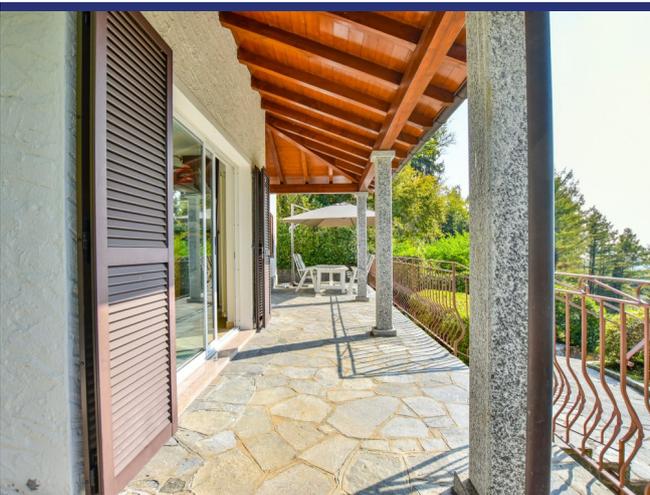
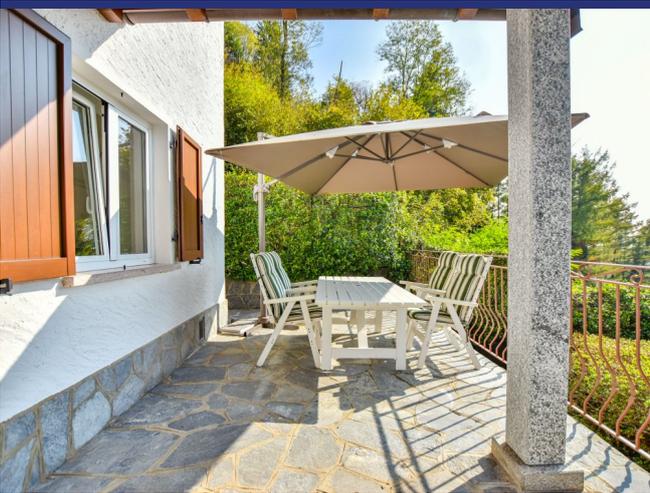
# Pictures

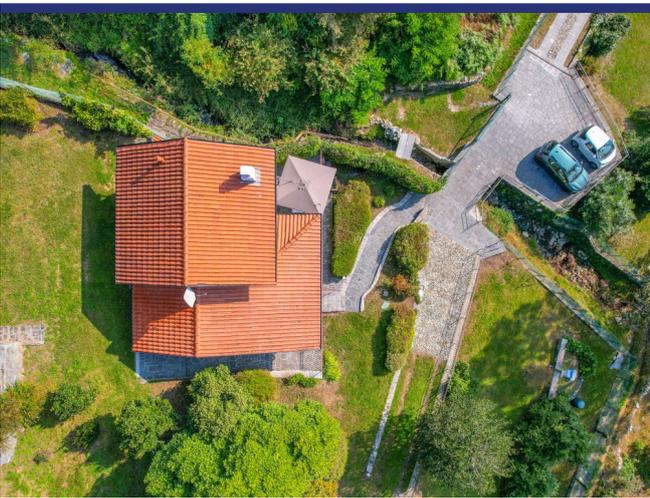


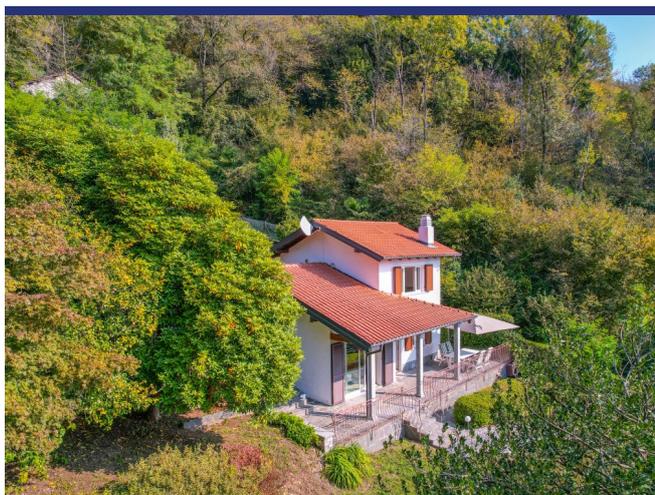
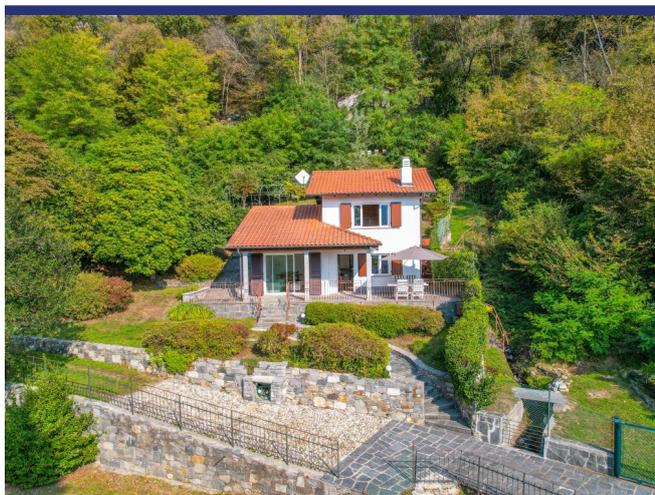








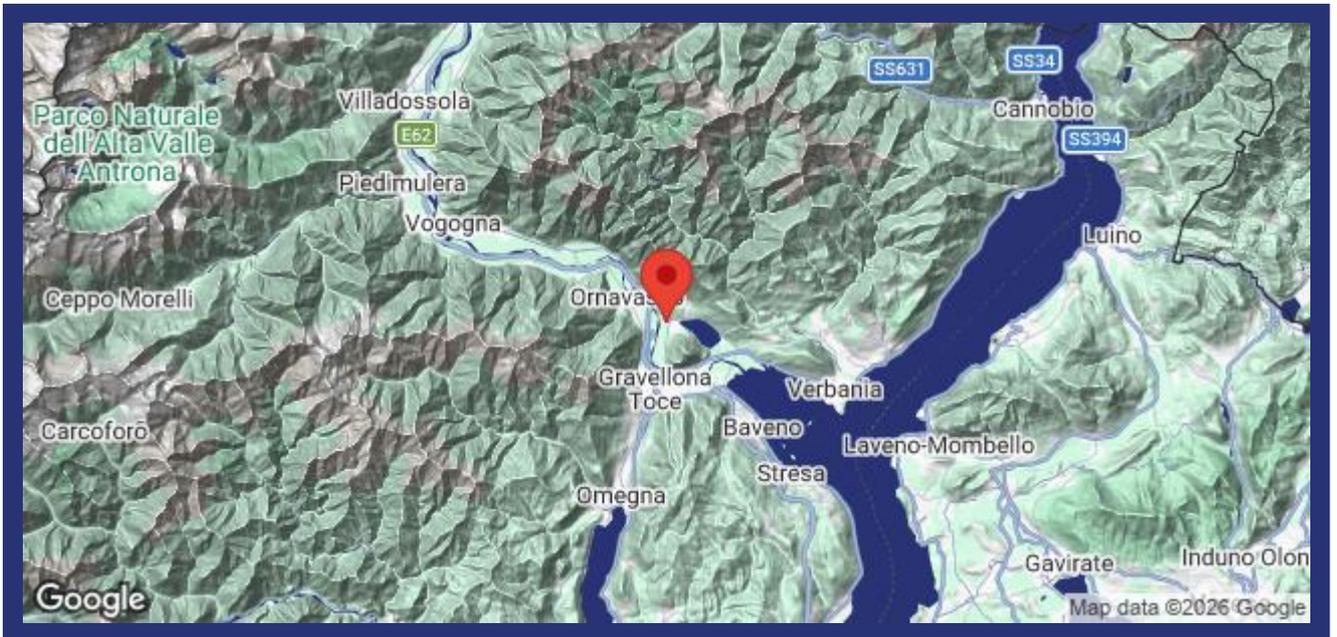








# Location & Details



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

- Reference: 6402
- Villa/Farmhouse
- Village House/Cottage
- Panoramic View
- Garden
- Terrace
- Central Heating
- Garage: Parking Space
- Asking Price: € 390.000
- Floorspace: 94 m<sup>2</sup>
- SQM Plot: 3600 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 2
- 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  
www.italiacasa.net

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

info@italiacasa.net  
www.italiacasa.net

