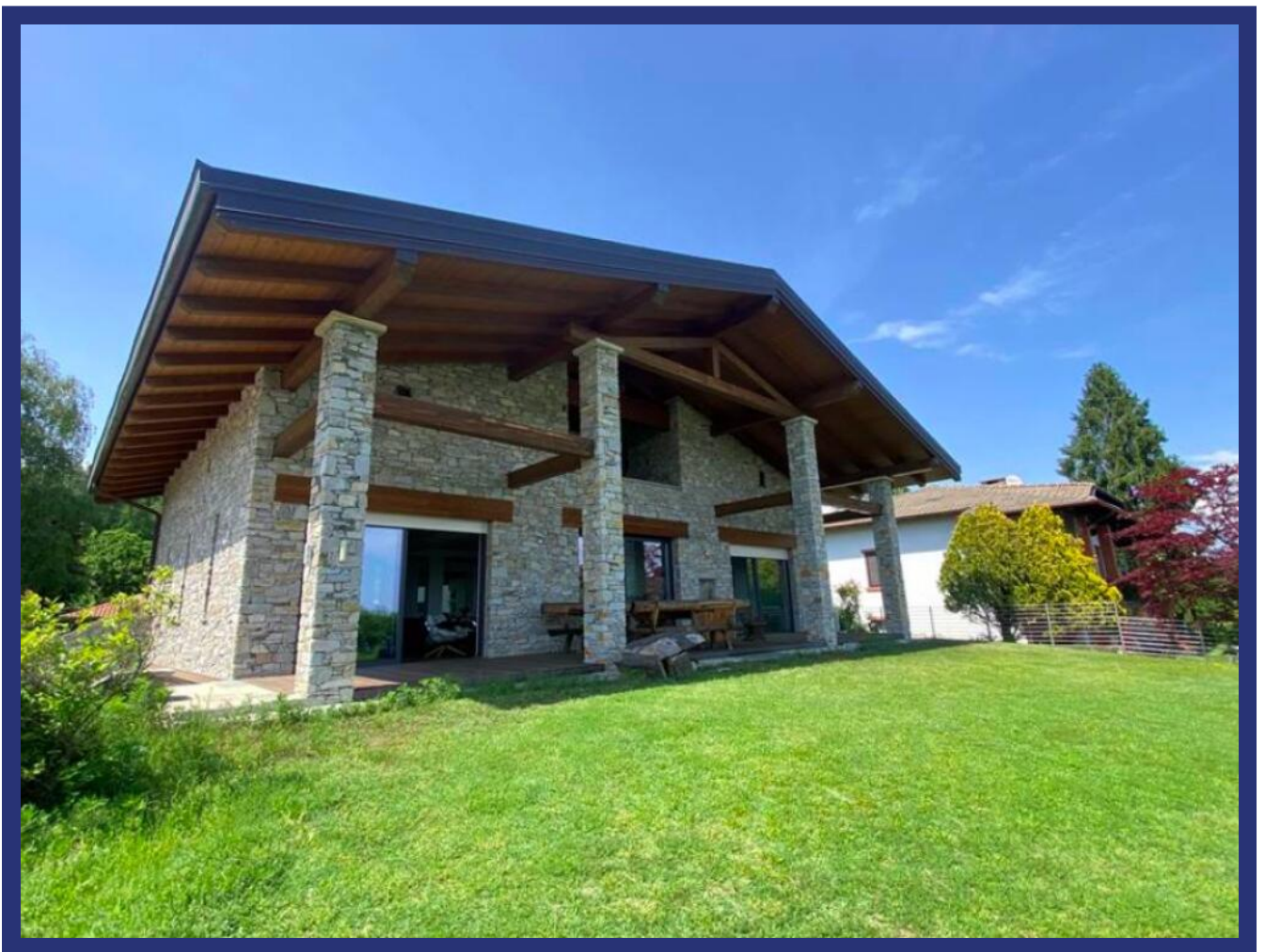


# Lago Maggiore

Nebbiuno

Ref. 5619: Recently built villa with maximum energy efficiency, large garden and lake views.  
Asking Price: € 750.000



# Description

In the residential area of Poggio Radioso, in the countryside with panoramic lake views, a rare opportunity for a recently built villa with maximum energy efficiency.

The villa was built a few years ago with exposed stone cladding on the exterior and with the intention of creating a distant effect between the exterior and the interior, which has instead been given a modern impression thanks to large aluminium windows with electric shutters and modern designer furniture.

The area of about 200 square metres is spread over two residential floors plus basement and is composed as follows

Basement with large garage of about 110 m<sup>2</sup>, laundry room/ and technical room

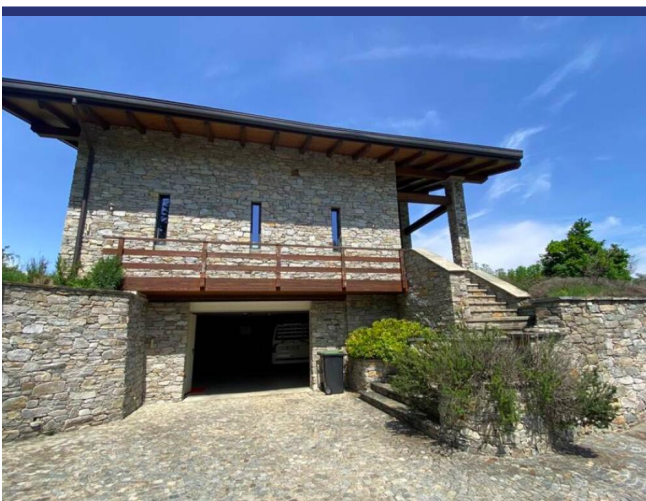
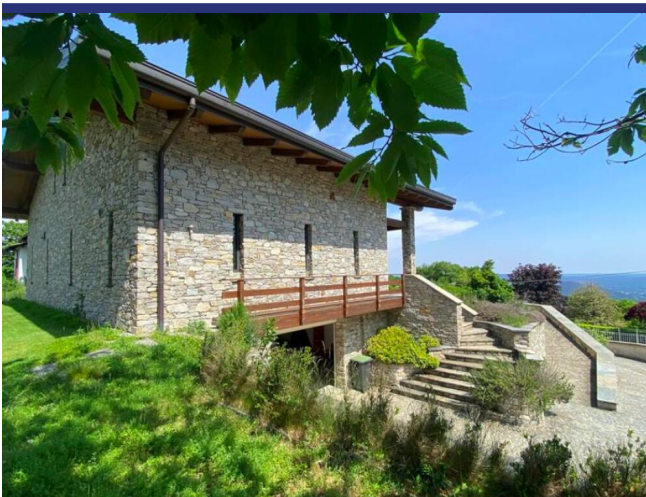
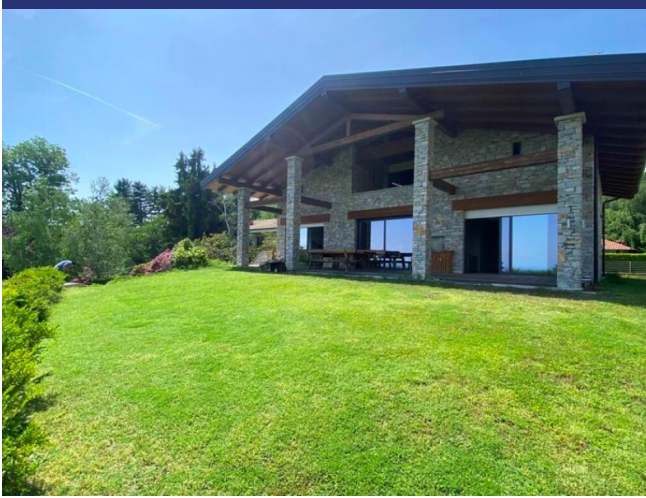
Ground floor with living/dining room with open kitchen and direct access to the stone and wooden veranda and garden, hallway, bathroom and master bedroom with double bedroom, wardrobe room and en-suite bathroom- Attic on the first floor with a double bedroom with exit to a private covered balcony from where there is a beautiful view over the lake, wardrobe room and bathroom.

The villa and the whole property are in perfect condition.

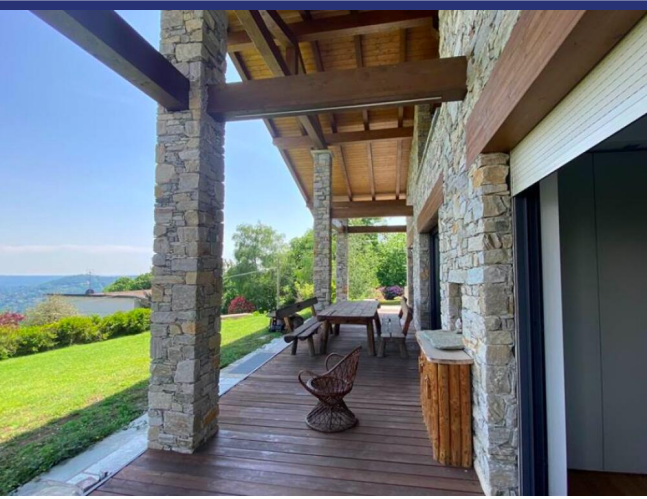
Underfloor heating is provided by a geothermal heat pump generator powered by photovoltaic panels.

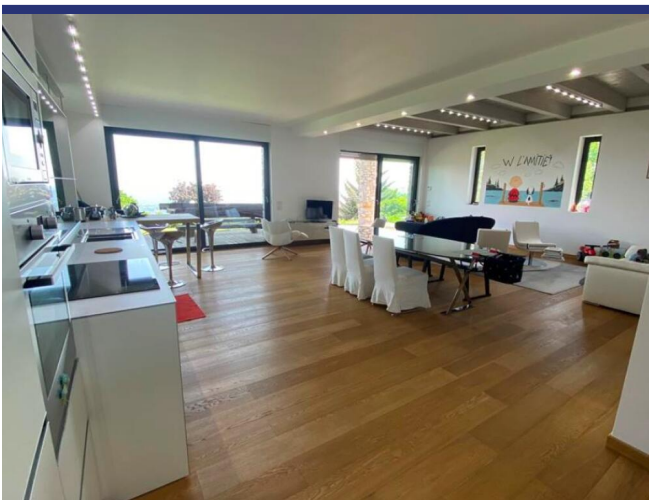
Alarm system.

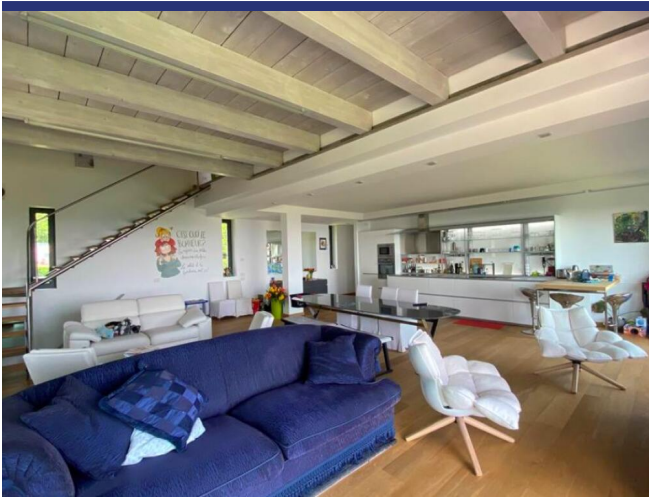
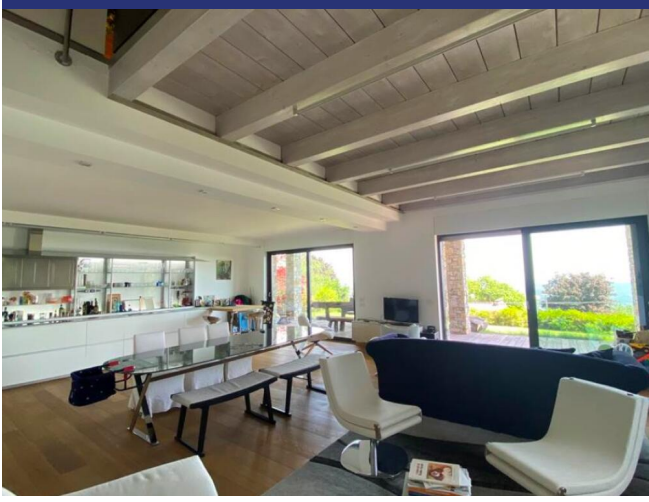
# Pictures



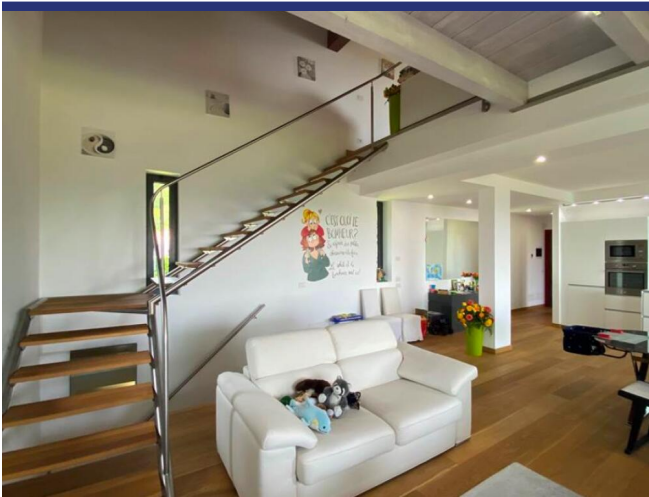


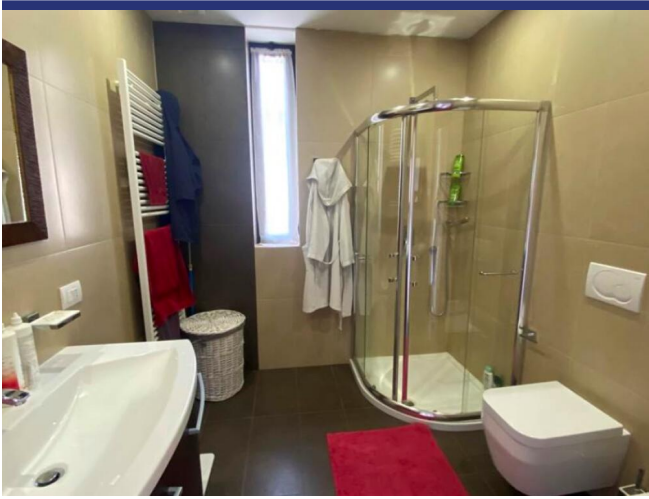




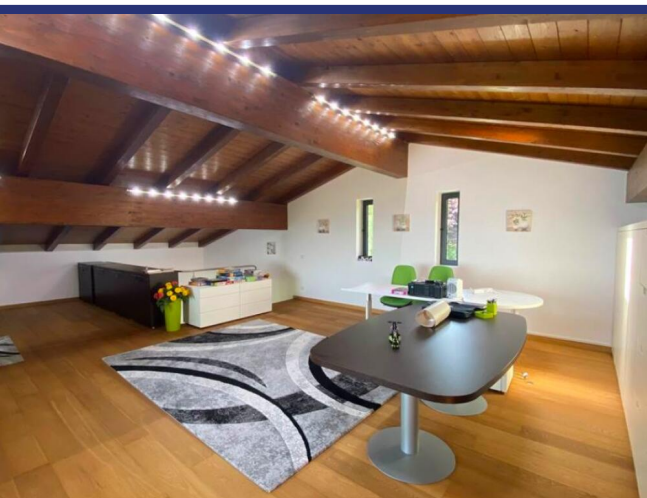
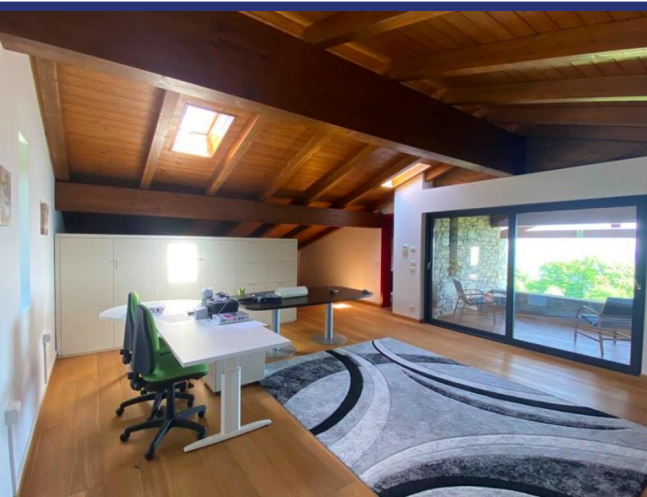


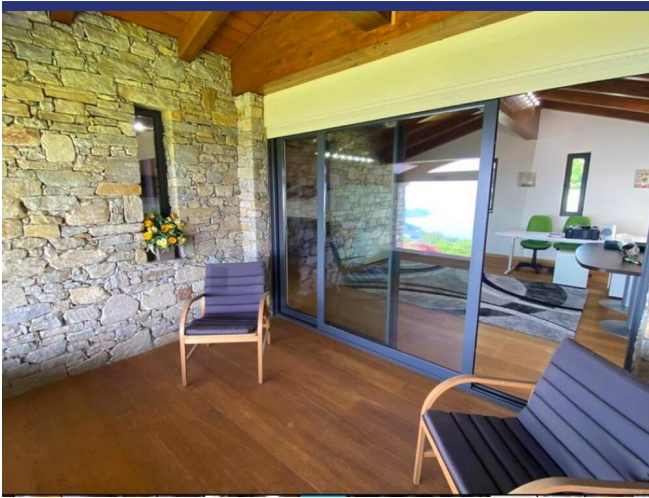
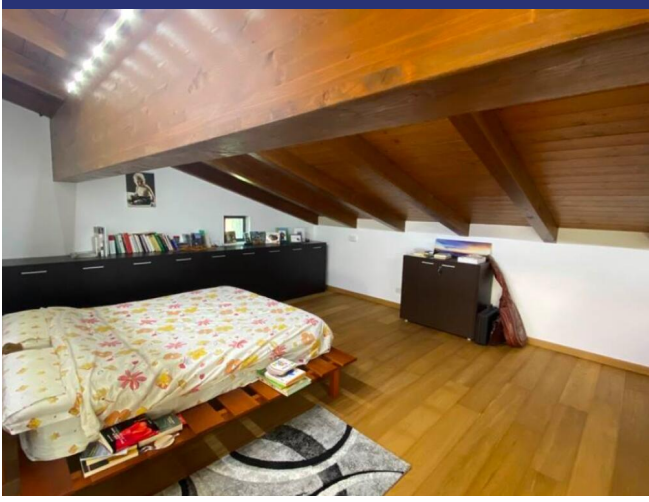


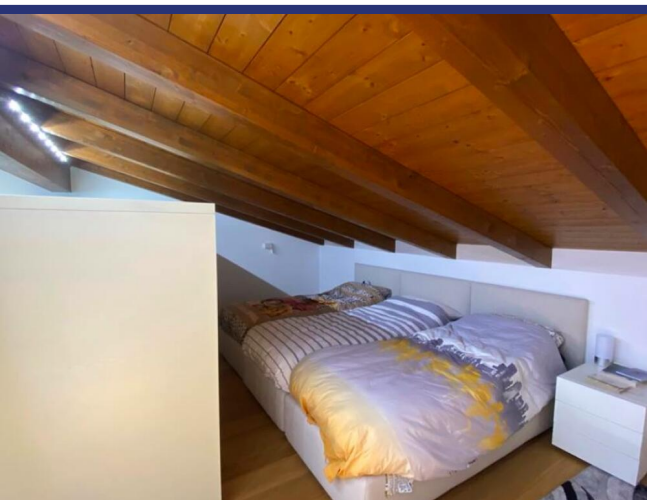
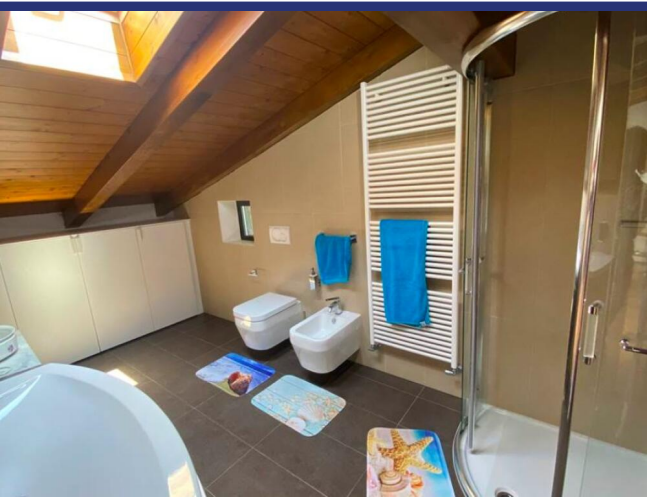




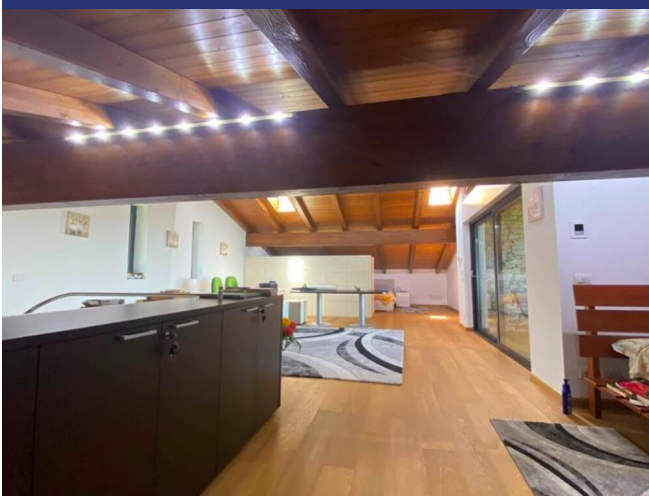














# Location & Details



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

- Reference: 5619
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Garage: Yes
- Guesthouse: Yes
- Pool: To be realised
- Asking Price: € 750.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 1250 m<sup>2</sup>
- 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 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

