

# Lago Maggiore

## Porto Valtravaglia

Ref. 6017: Magnificent villa with total privacy, swimming pool, dependance and spectacular lake views,  
Asking Price: € 1.800.000



# Description

Beautiful villa with total privacy and spectacular lake views, just a few minutes from the beach of Brezzo di Bedero. In less than 5 minutes by car you can reach the centre of Luino, which offers all kinds of services, including the town's historic market every Wednesday.

The villa, which dates back to the early 20th century, was completely renovated in 2024. The property is surrounded by a well-planted, terraced garden of around 10,000 square metres with a beautiful swimming pool, ideal for relaxation and outdoor activities.

The property is divided as follows:

- Country villa of approximately 300 arranged over 2 levels:

## Ground floor

Spacious, bright living room with dining area, fitted kitchen with a second dining area.

Beautiful veranda with exit to the terrace where you will find the outdoor dining room with a comfortable relaxation area, a guest bathroom and a laundry room.

## First floor

Library/music room.

Three double bedrooms, two with balconies overlooking the lake and garden, two bathrooms and a large cloakroom.

Dependance of around 80 square metres divided into a flat and a small studio with its own entrance.

The flat is a two-room apartment comprising a living room with kitchenette, a bedroom and a bathroom.

The studio is a one-room flat (with kitchenette) and a bathroom.

Under the annex is a large garage, currently used as a storage room. The villa has two entrances with automatic doors and covered parking for 3 cars. In the garden, there are 2 wooden sheds for garden tools and a stone house for lemons.

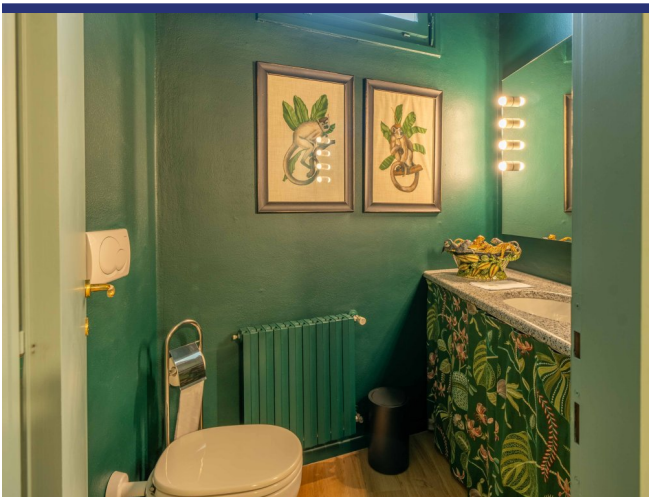
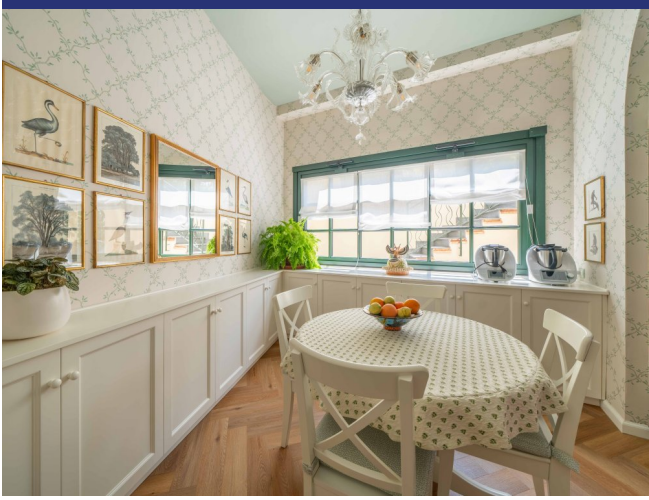
A large part of the garden is equipped with an automatic irrigation system.

Excellent opportunity for a quiet, comfortable and spacious house with spectacular lake views!

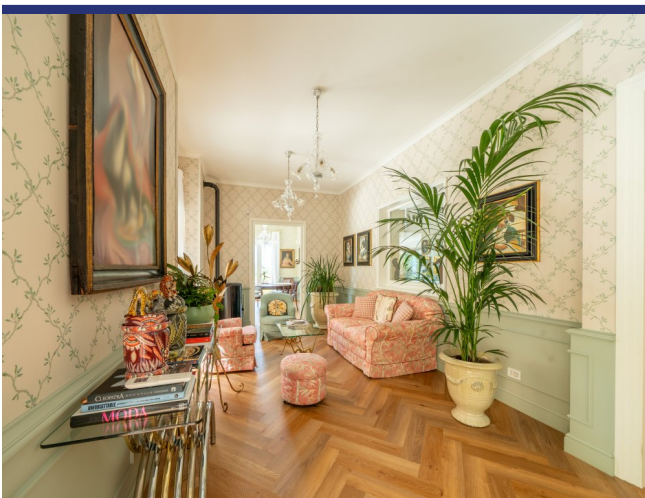


# Pictures



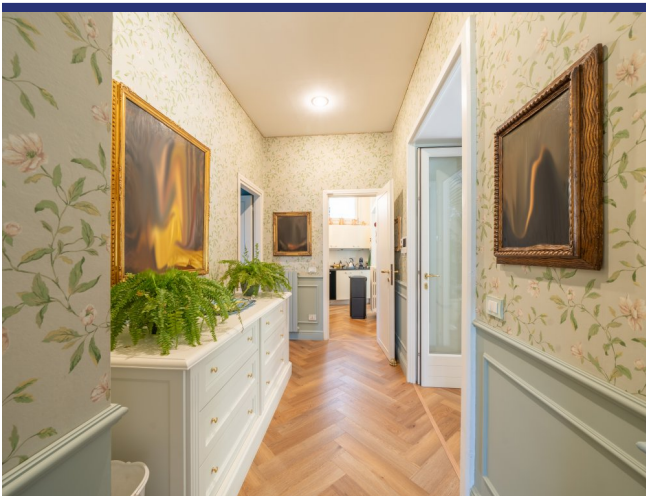


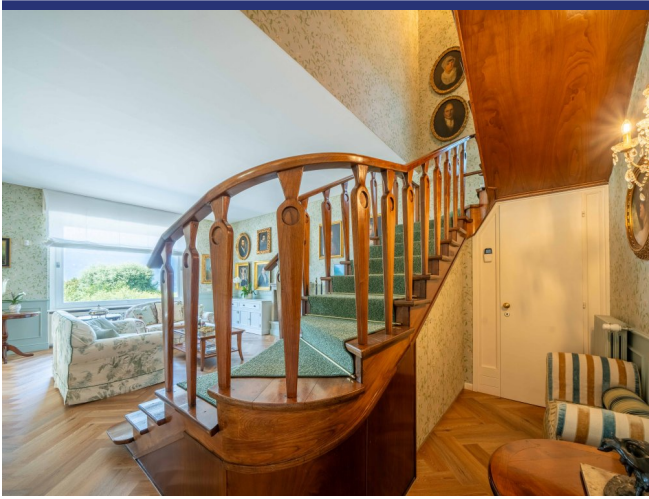




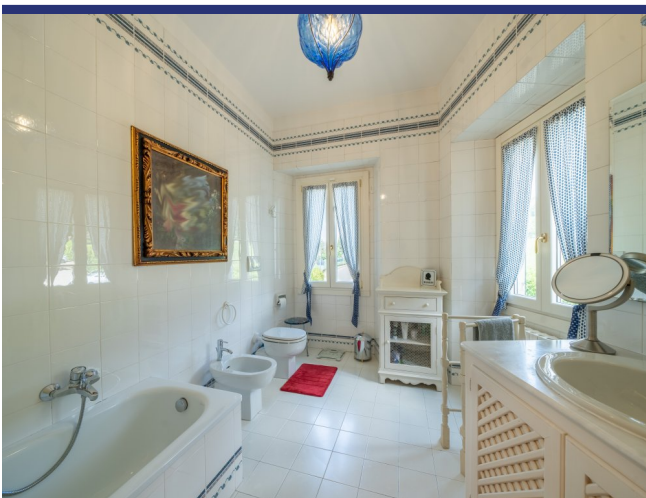
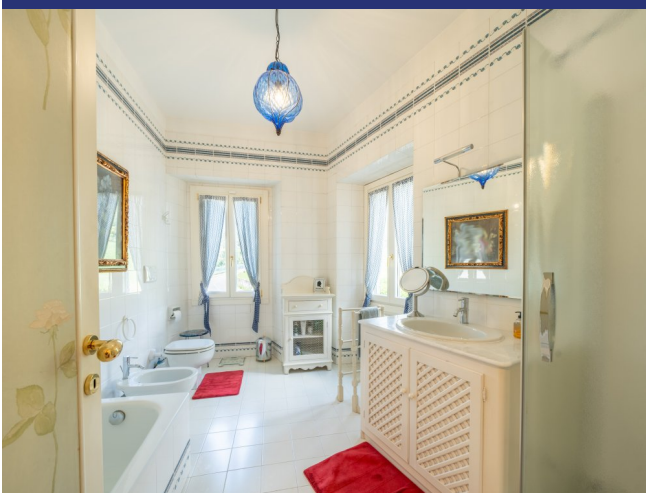
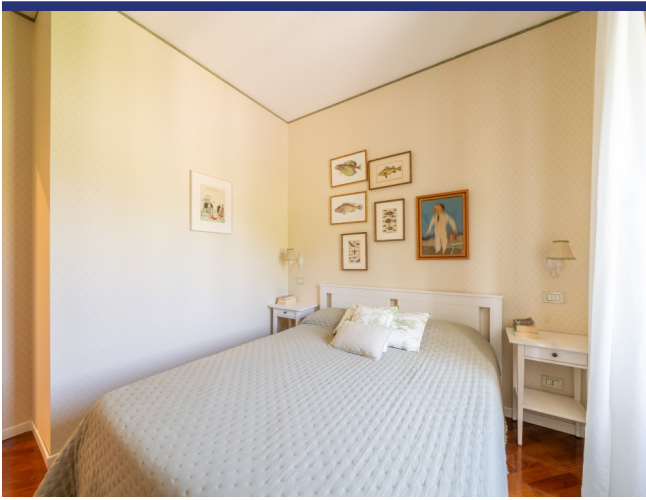


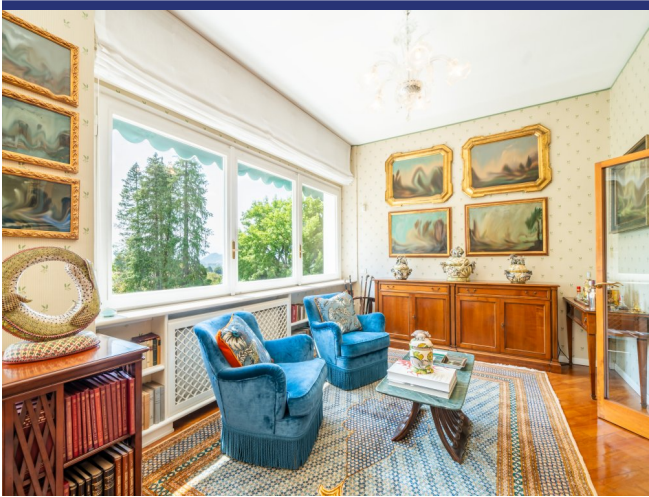
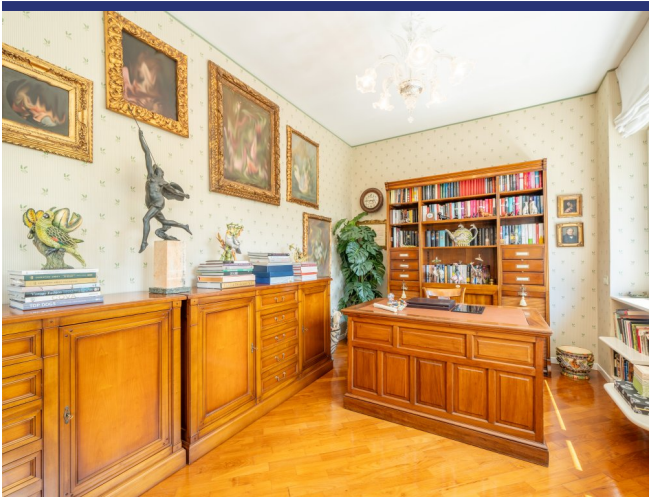




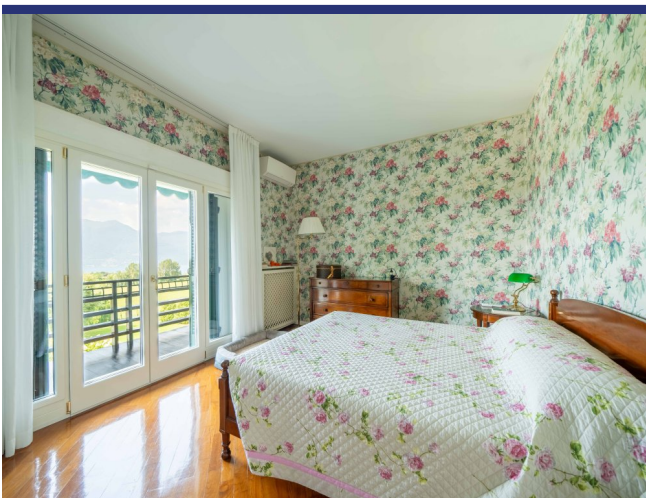


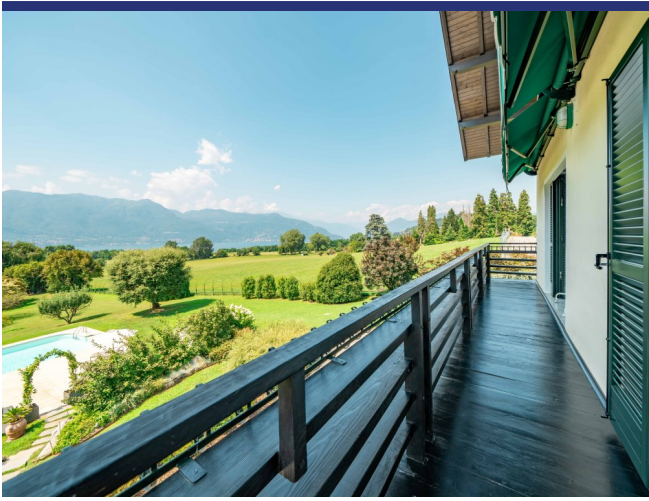
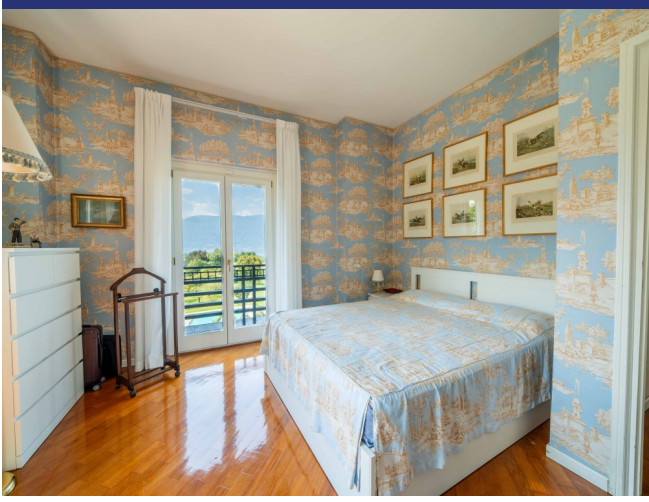












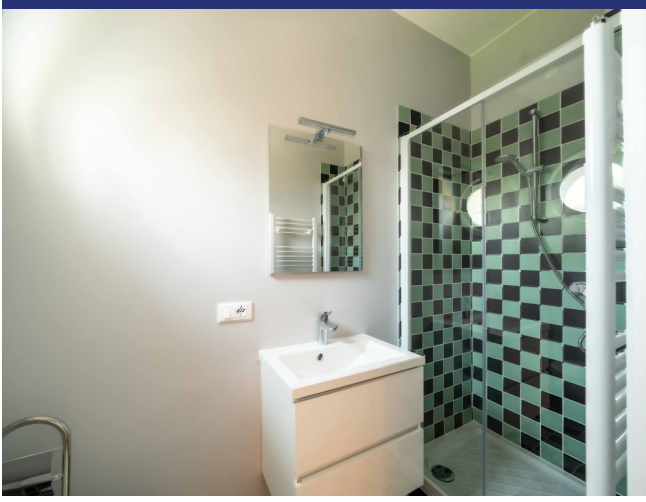




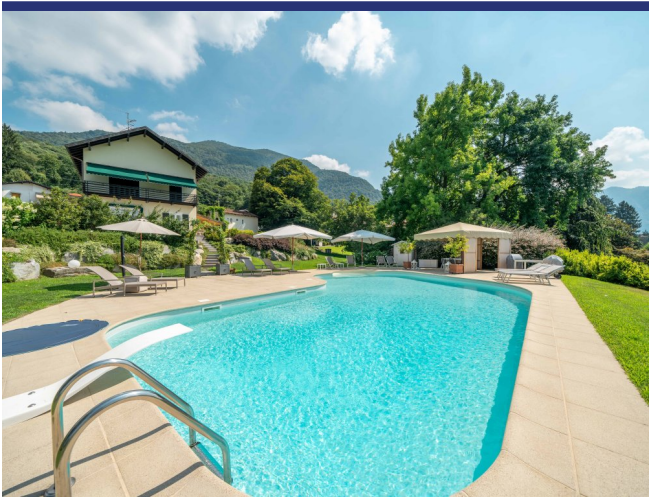


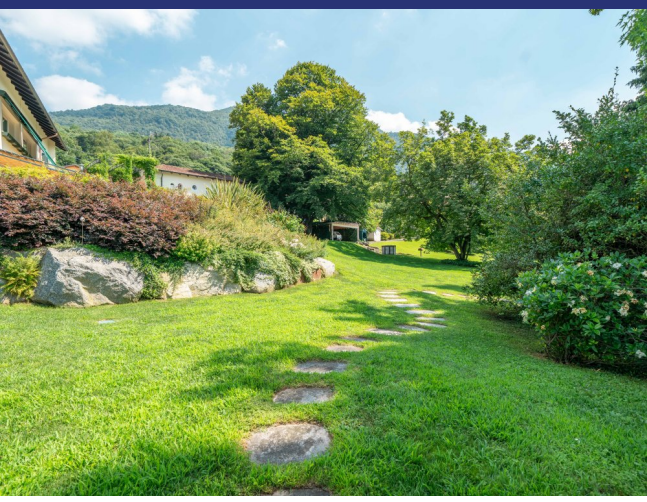






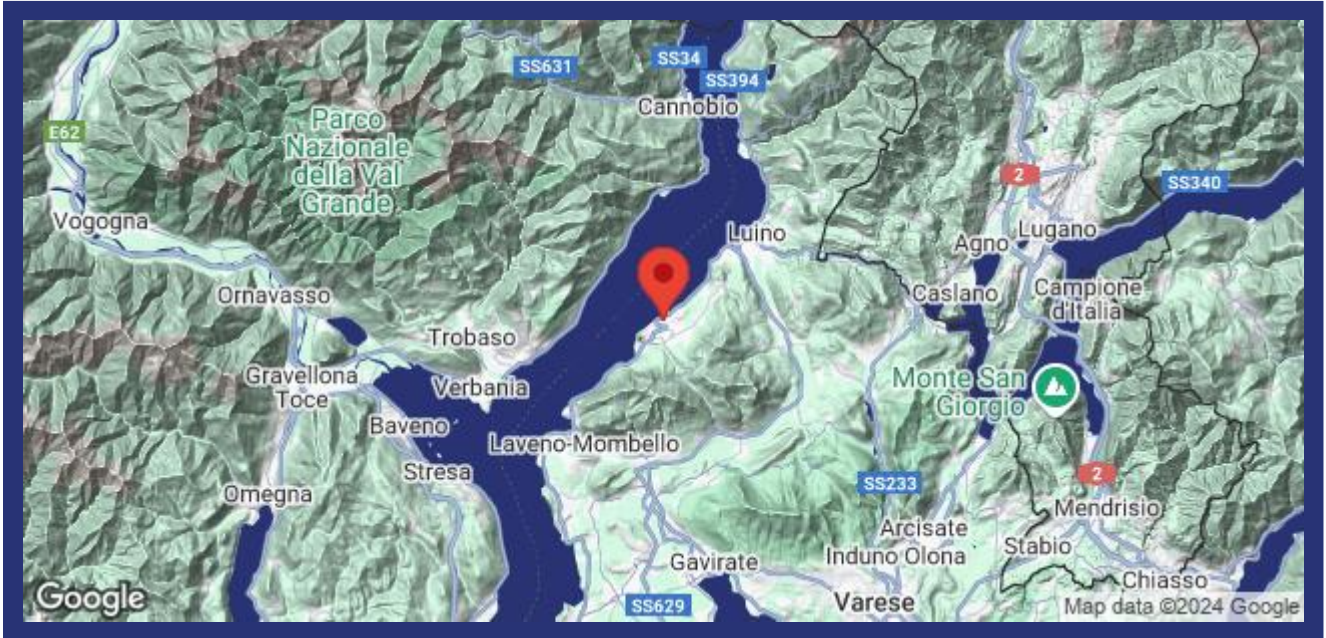








# Location & Details



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

- Reference: 6017
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 1 km to Lake
- Garden
- Terrace
- Balcony
- Garage: Yes
- Guesthouse: Yes
- Pool: Yes
- Asking Price: € 1.800.000
- Floorspace: 380 m<sup>2</sup>
- SQM Plot: 10000 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 4
- 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?

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