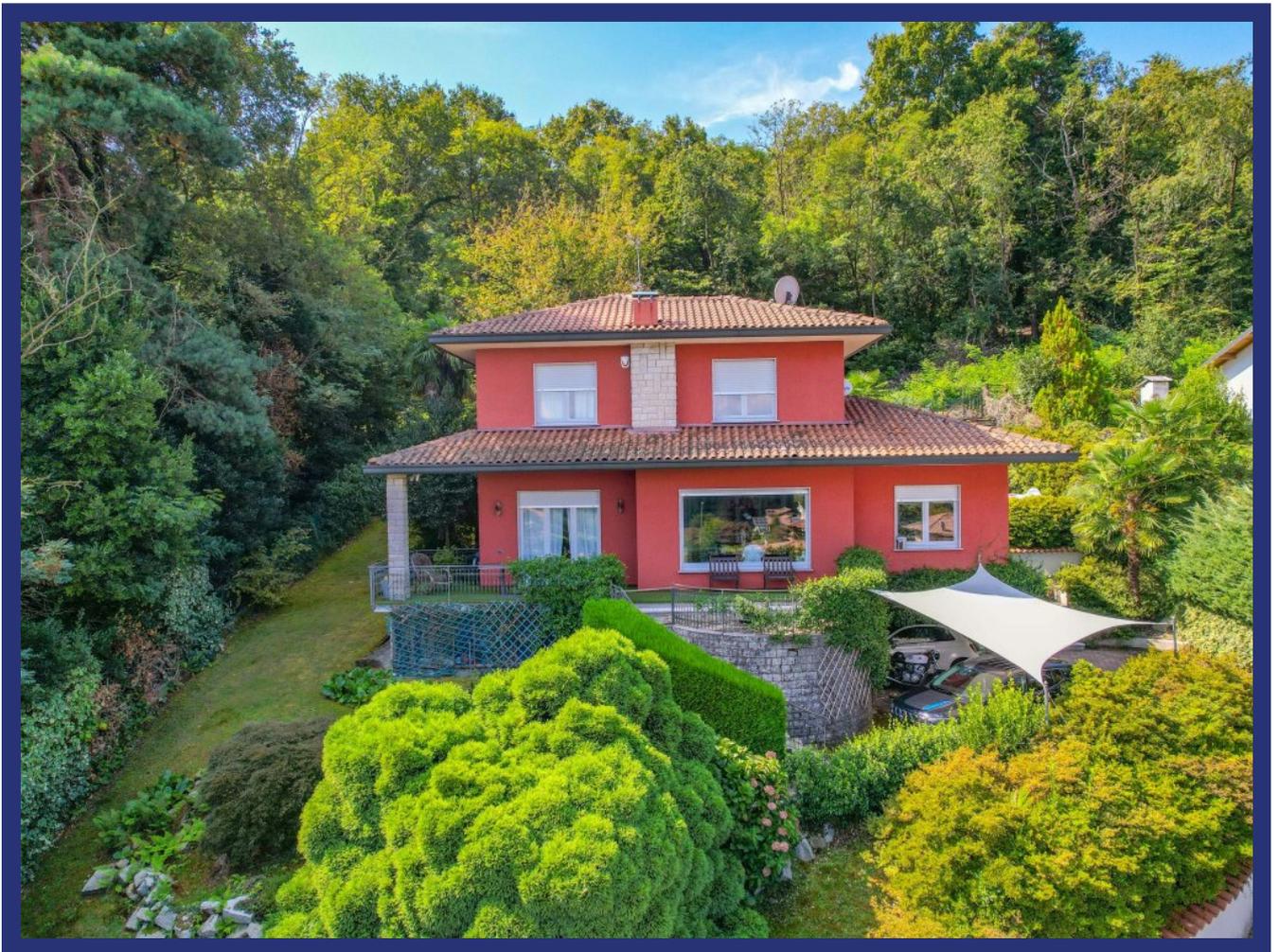


# Lago Maggiore

## Ranco

Ref. 6342: In the popular resort of Ranco, beautifully maintained villa with stunning lake views  
Asking Price: € 690.000



# Description

For sale in the popular resort of Ranco, a beautiful villa located in a quiet area, just a few steps from the shores of Lake Maggiore. The property offers breathtaking views over both the lake and the imposing surrounding mountains.

The villa, with an area of about 210 m<sup>2</sup>, extends over three floors and features spacious indoor and outdoor areas. From the main entrance, an elegant driveway leads to the double garage and outdoor parking spaces.

On the ground floor is a separate kitchen diner, separated by elegant sliding doors. There is also a spacious living room with dining and sitting area, enriched by a wood-burning stove - an ideal place for gathering and relaxation, illuminated by natural daylight streaming in through the large windows. From here one has access to the balcony, which offers spectacular views over Lake Maggiore and the surrounding countryside. The floor is completed by a double bedroom overlooking the rear garden and a bathroom.

A marble staircase leads to the first floor, where two spacious bedrooms with wooden floors are located, both with lake and mountain views. The main bathroom on this floor has a bathtub and a shower. From here there is also access to a practical attic space.

In the basement is the tavern - a cosy, versatile space, ideal for dinners or relaxing evenings by the fireplace. There are also a bathroom with shower and a technical room with laundry area.

The property also features a spacious basement with its own entrance.

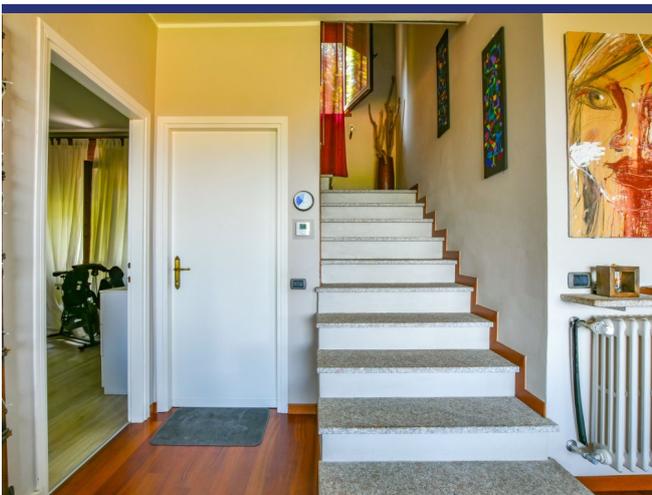
The villa is surrounded by a beautifully landscaped garden of about 1,500 m<sup>2</sup>, with two barbecue areas, a veranda, an outdoor shower and a jacuzzi. Everything has been designed to perfection for experiencing unforgettable moments outdoors and enjoying the enchanting panorama that Lake Maggiore has to offer.

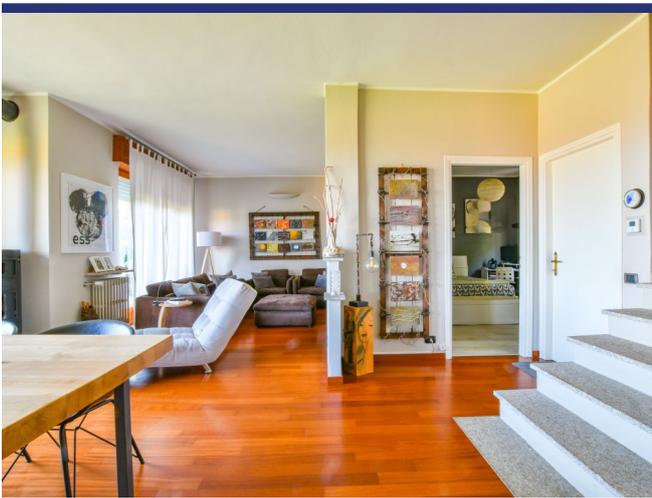
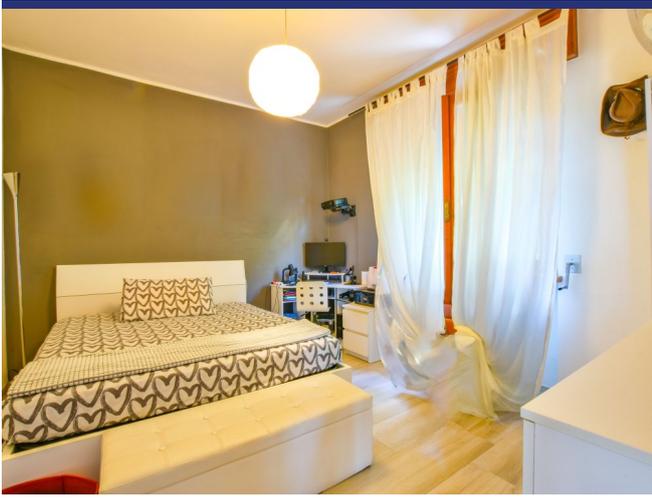
The property was built in 1971 and renovated in 2001. It has double glazing and a condensing boiler installed in 2023.

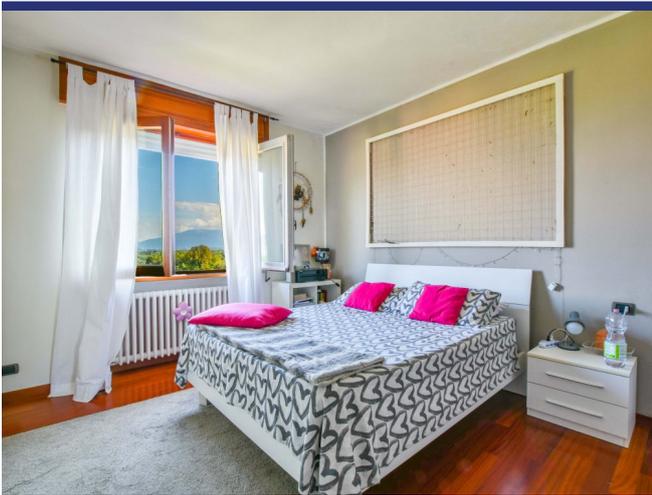
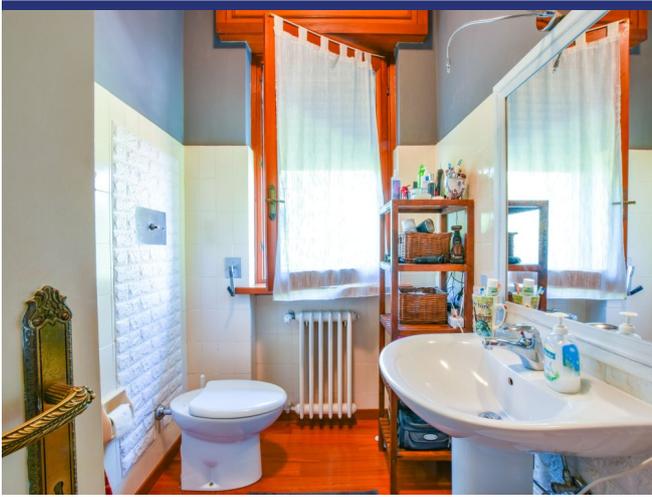
# Pictures

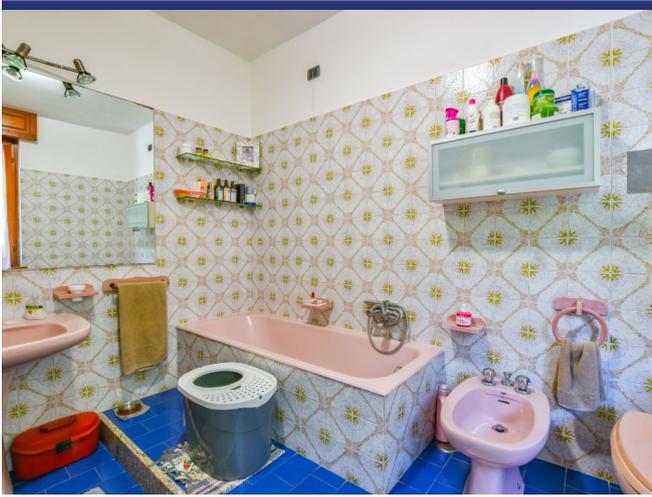


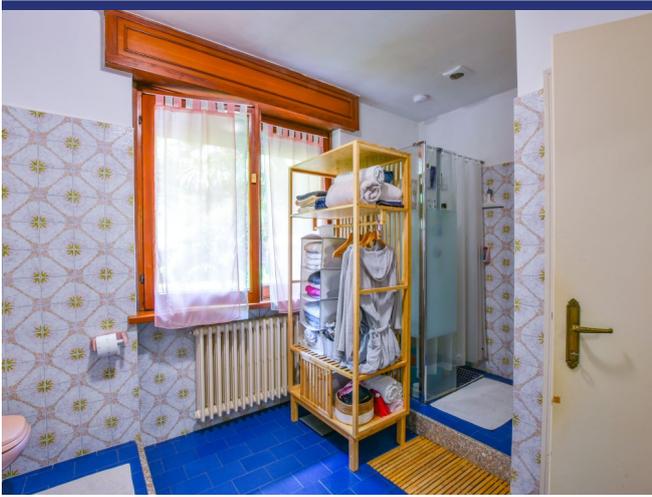


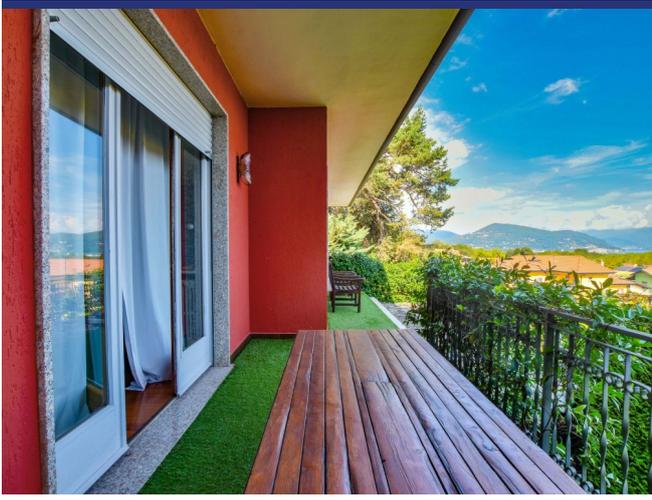






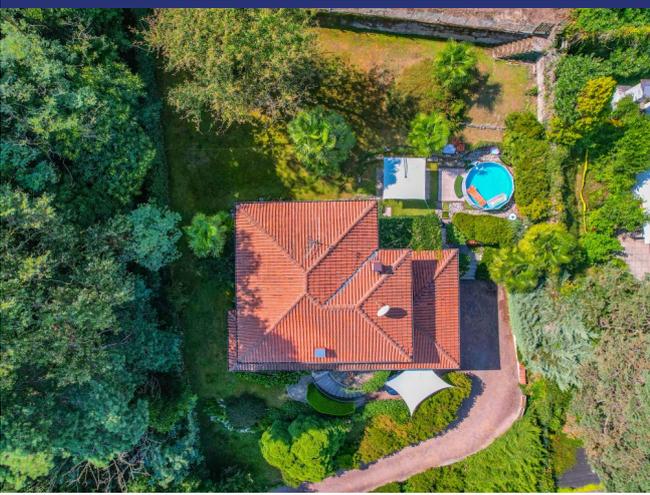






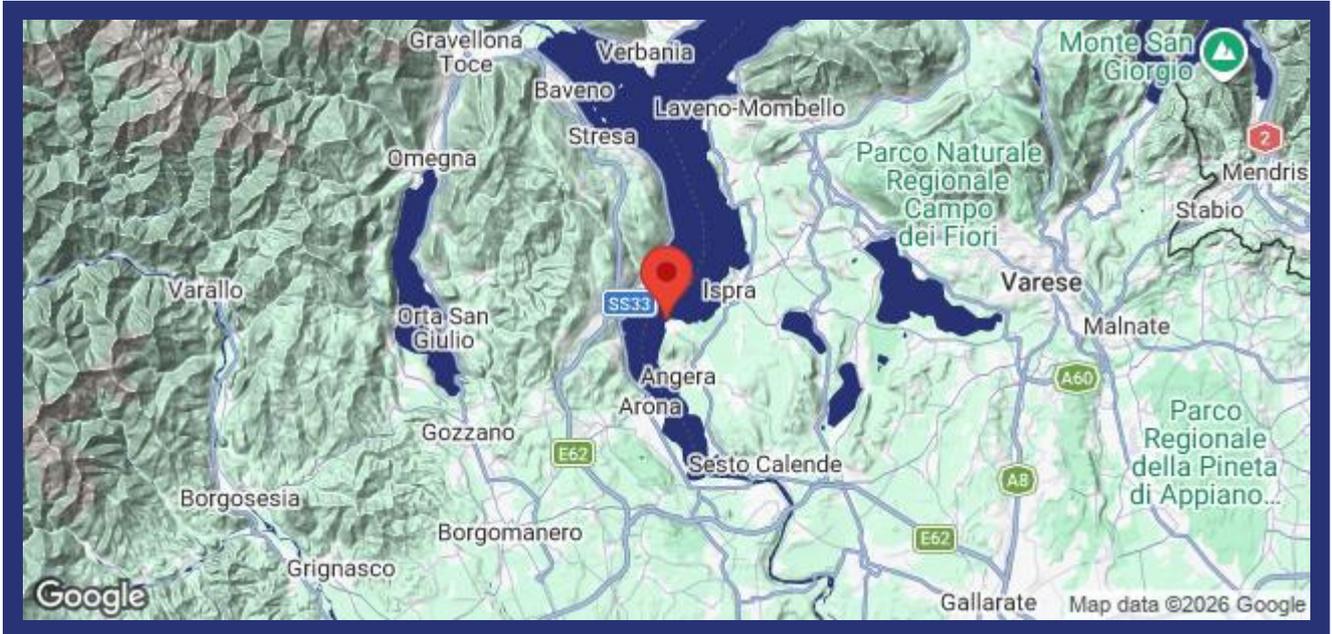








# Location & Details



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

- Reference: 6342
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: To be realised
- Asking Price: € 690.000
- Floorspace: 210 m<sup>2</sup>
- SQM Plot: 1500 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

