Lago Maggiore

Sesto Calende

Ref. 6528: Sesto Calende enchanting villa in the middle of the forest
Asking Price: € 640.000



Description

Enchanting villa in the middle of the forest.

In the heart of the greenery and tranquillity of Sesto Calende, on the edge of the Parco del Ticino and the Parco dei Lagoni, we offer for sale a detached villa of great charm. The property is set in natural surroundings of exceptional beauty and just minutes from the town centre. The location is ideal for those who want to live far from the hustle and bustle but still have all amenities - shops, cafes, restaurants and schools - within easy reach. Direct access to the forest and harmonious integration into the surrounding landscape make this property a true oasis of tranquillity.

The villa was designed by architect Gerati, known for his use of characteristic internal tie rods, and is built with high-quality materials. Spruce exterior beams and larch cladding - known for their durability and limited maintenance - give the house a solid and warm appearance that blends perfectly with its natural surroundings. Thanks to well-insulated walls with double-skin panels and internal insulation material, the house boasts good thermal insulation and energy label E.

The villa is spread over three floors with a total living area of approximately 230 m². On the main floor is a spacious living area with a fireplace, ideal for cosy moments. The dining room, equipped with a pellet stove, is directly connected to the modern open-plan kitchen. Also on the same floor are a practical laundry room, a bathroom with double sink and shower, and a bedroom.

Upstairs is the sleeping area with a spacious master bedroom, a bathroom with bathtub and a private balcony. An external staircase leads to a terrace from where you can enjoy beautiful views over the woods.

In the basement there is a cellar/tavern with terracotta floor.

The property is further completed by a well-kept garden of about 800 m² and a covered carport for several cars.

The installations are efficient and regularly maintained: heating is via radiators on GPL gas, a wood-burning stove and the aforementioned pellet stove. The property features double-glazed windows and parquet floors throughout the house, except for the bathrooms and stairwell (slate) and the tavern (terracotta).

Choosing this villa means investing in a sustainable and peaceful lifestyle, in the middle of nature, without giving up the comforts of urban amenities.

Pictures

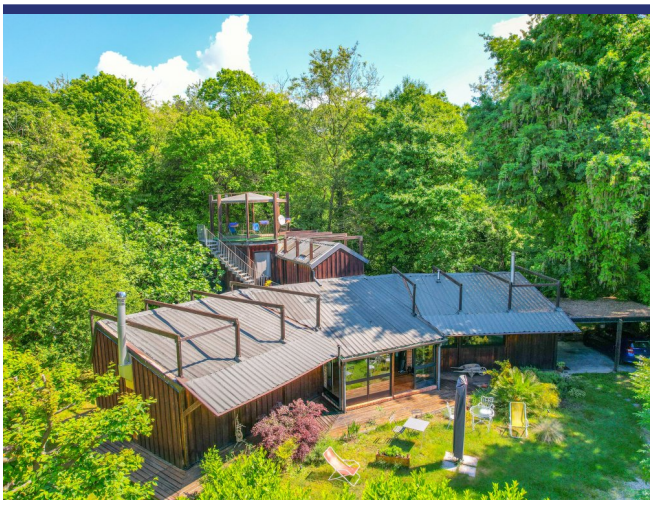






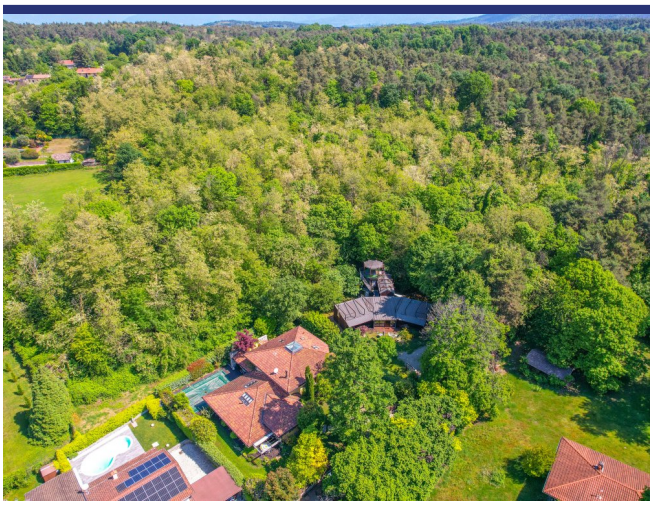










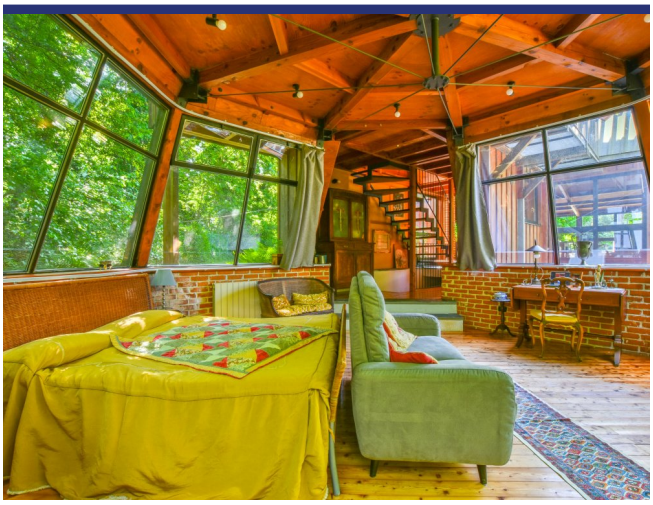




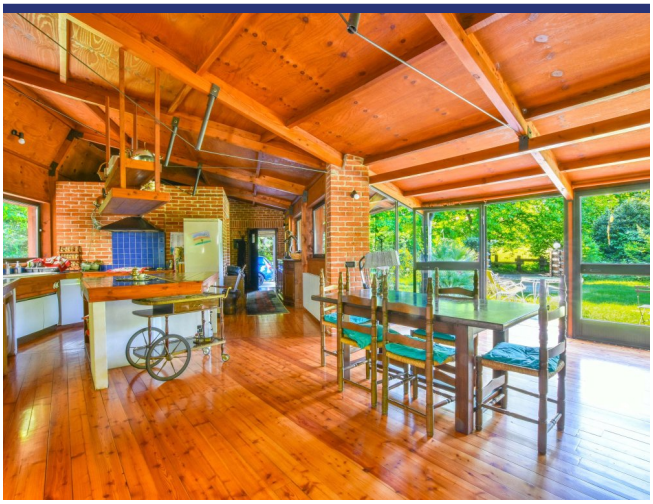










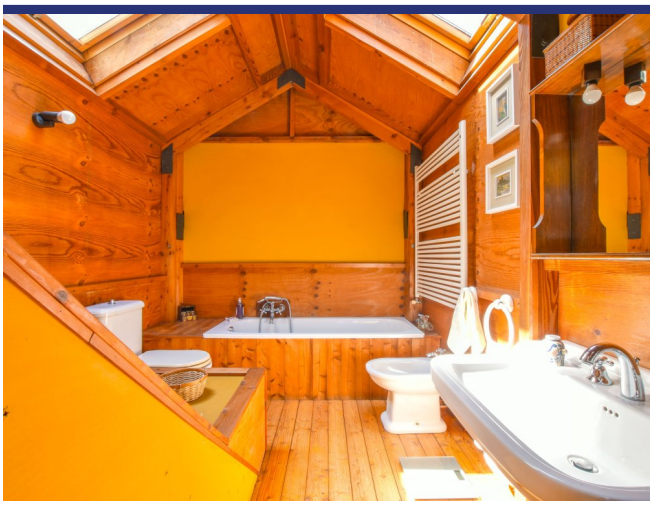


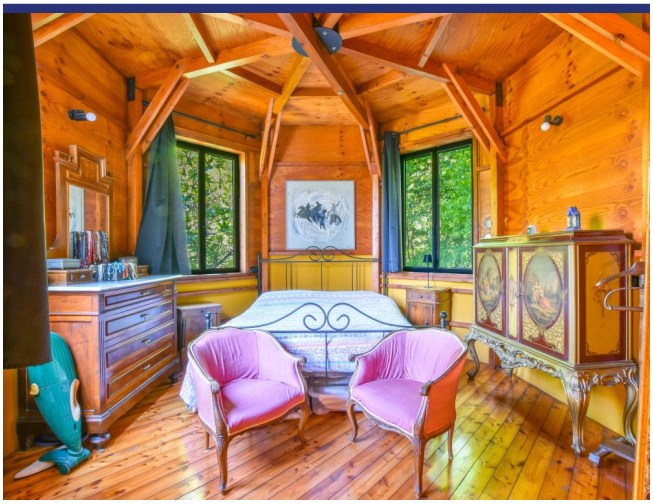


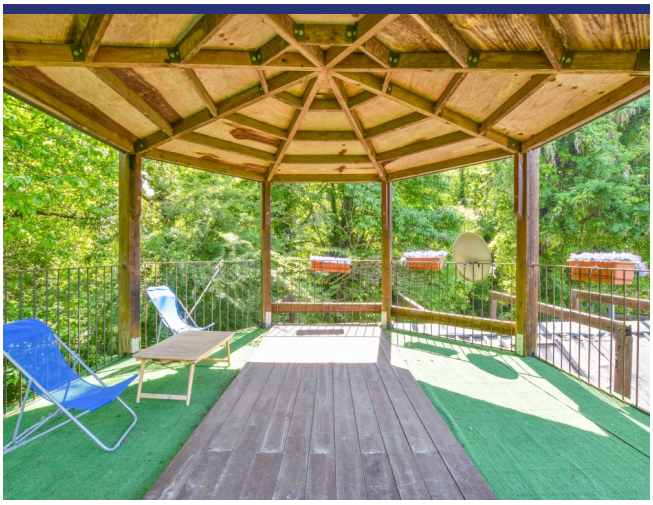


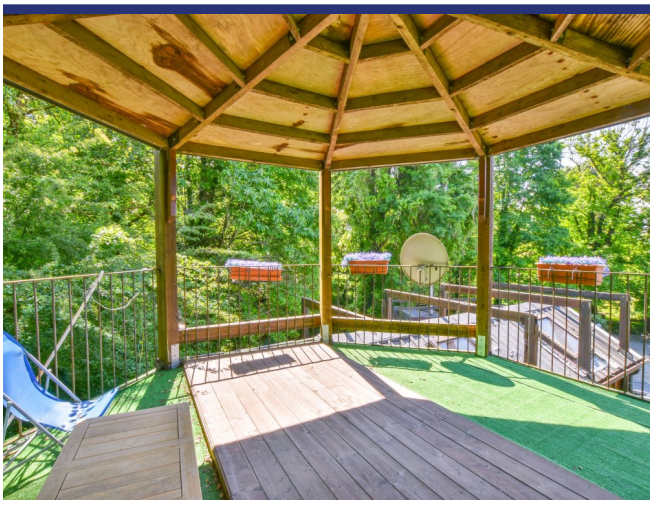








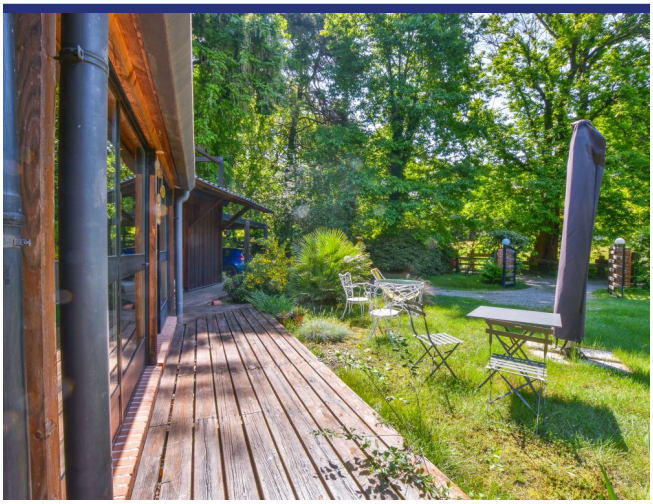


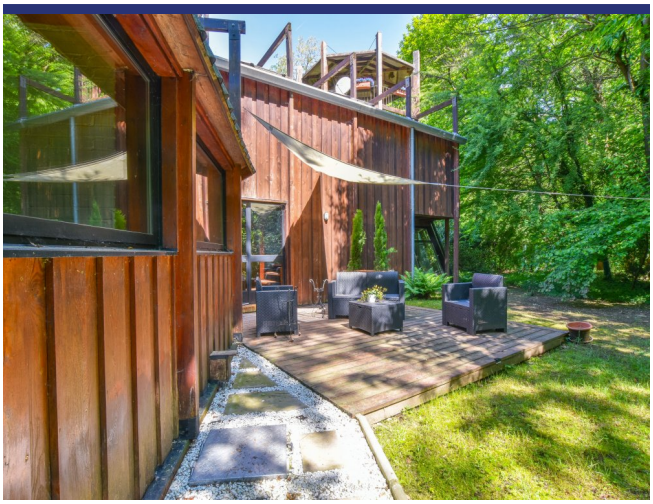






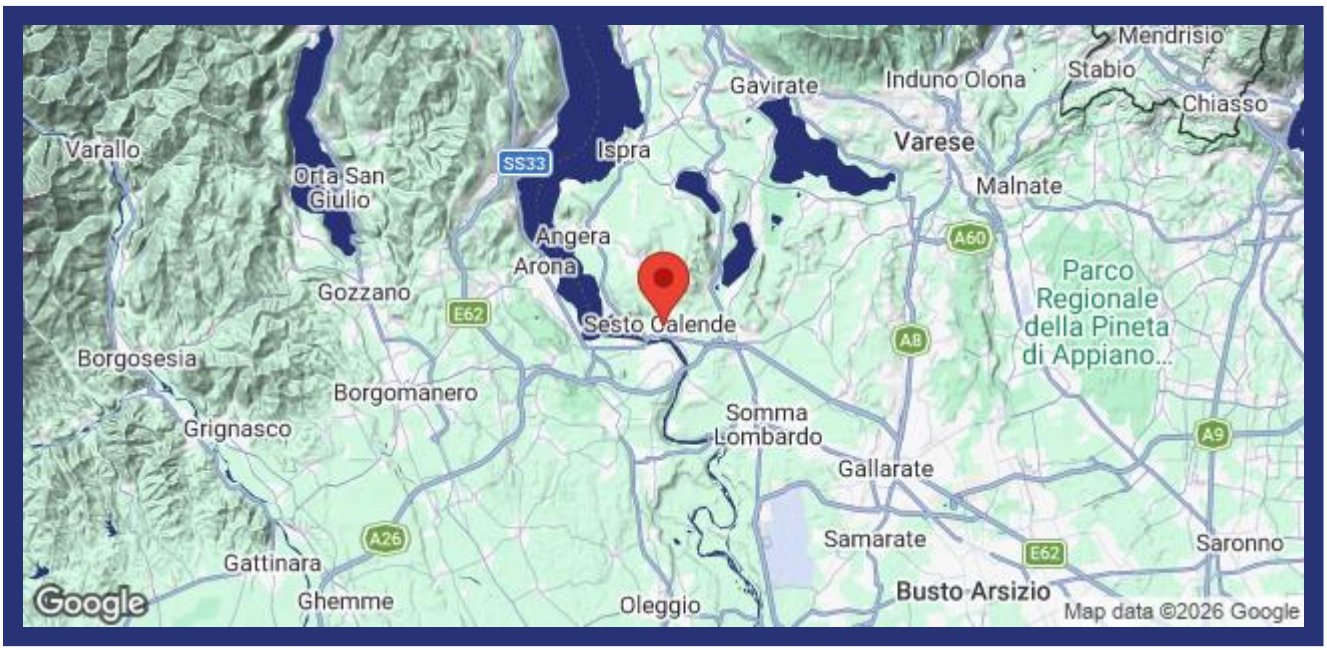








Location & Details



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

- Reference: 6528
- Villa/Farmhouse
- Garden
- Terrace
- Fire Place
- Asking Price: € 640.000
- Floorspace: 230 m^2
- SQM Plot: 800 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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