Lago Maggiore

Sesto Calende

Ref. 6519: Sesto Calende, in the district of Sant'anna - detached villa with large garden
Asking Price: € 750.000



Description

In a quiet and secluded location, a short distance from the beach and 'Marina di Verbella' marina, we offer for sale a charming detached villa located in the Sant'Anna area, one of the most sought-after residential areas of Sesto Calende.

The villa was built in 1928 and completely renovated in the 1990s. In the process, the original historical charm was perfectly preserved thanks to the careful restoration of architectural details such as the decorations on the facades, the marble mosaic floors and the internal stone staircase. The property extends over three floors with a total area of more than 300 m², complemented by a 60 m² garage with direct access to the house.

On the ground floor is the living space, consisting of a spacious and bright living room with an impressive marble fireplace and a dining area with stove, a large kitchen diner, an office, a bathroom with double sink and shower, and a laundry room. The entire living space is in direct connection with the outdoor areas and is equipped with electric awnings, making the terraces and garden views even more pleasant during the summer months. Also on the same level, with a separate entrance, is the technical room with a modern 2023 condensing boiler and a 4.5 kWh photovoltaic system.

The sleeping floor on the upper level is accessed via an elegant staircase in white natural stone and consists of four bedrooms, including a refined master suite with dressing room, air conditioning and access to two balconies, one of which offers stunning panoramic views of Lake Maggiore and the surrounding mountains. There are also two bathrooms with windows, one with bathtub and one with shower, and all rooms have access to a balcony.

In the basement there is a spacious cellar, ideal also as a wine cellar, and the large garage.

The property is completed by a beautiful landscaped garden of about 1,800 m², cared for to perfection and enriched with a romantic ornamental pond. The outdoor area is perfect for the construction of a swimming pool and features an automatic irrigation system and a well for rainwater recovery.

The villa is equipped with terracotta and parquet floors, thermal insulation on the south side, an insulated cavity wall on the north side and an insulated roof with expanded clay, guaranteeing excellent living comfort in any season.

An elegant home surrounded by peace and greenery, ideal for those who want to live in an exclusive environment, a few steps from the lake and close to all major amenities.

Pictures











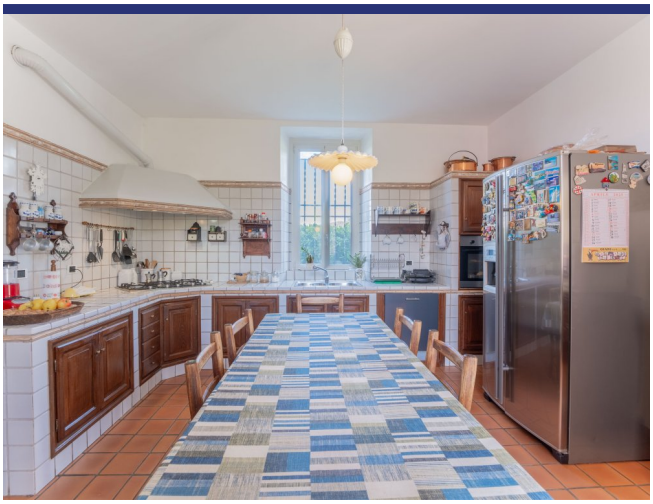




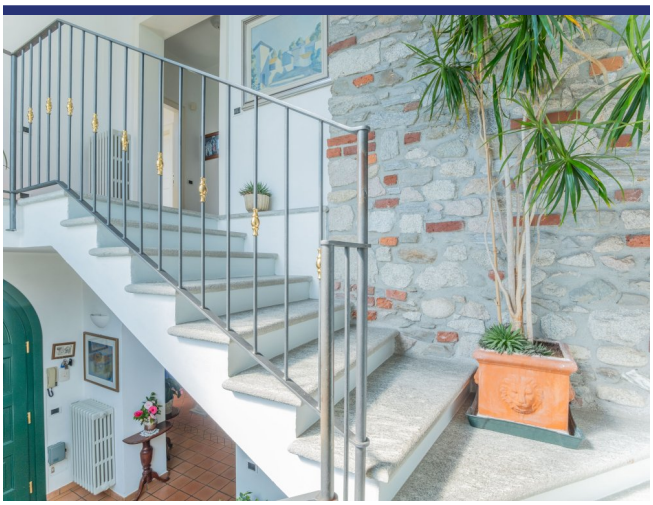


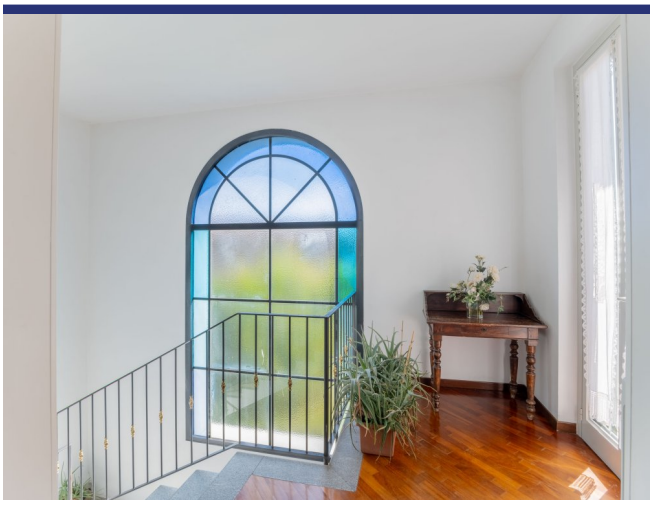


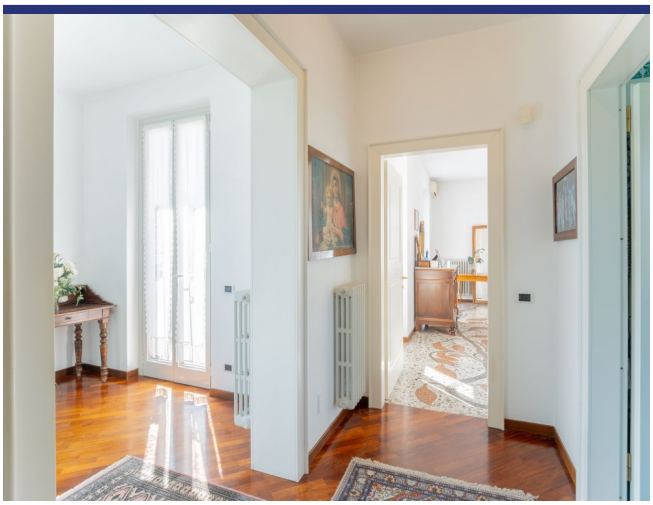
























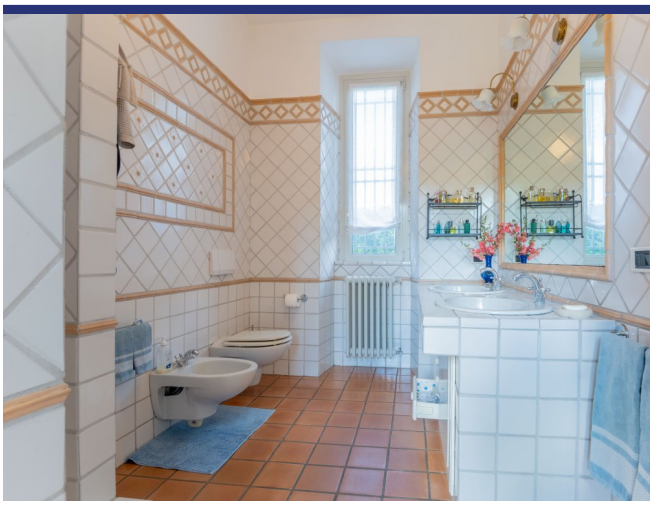






















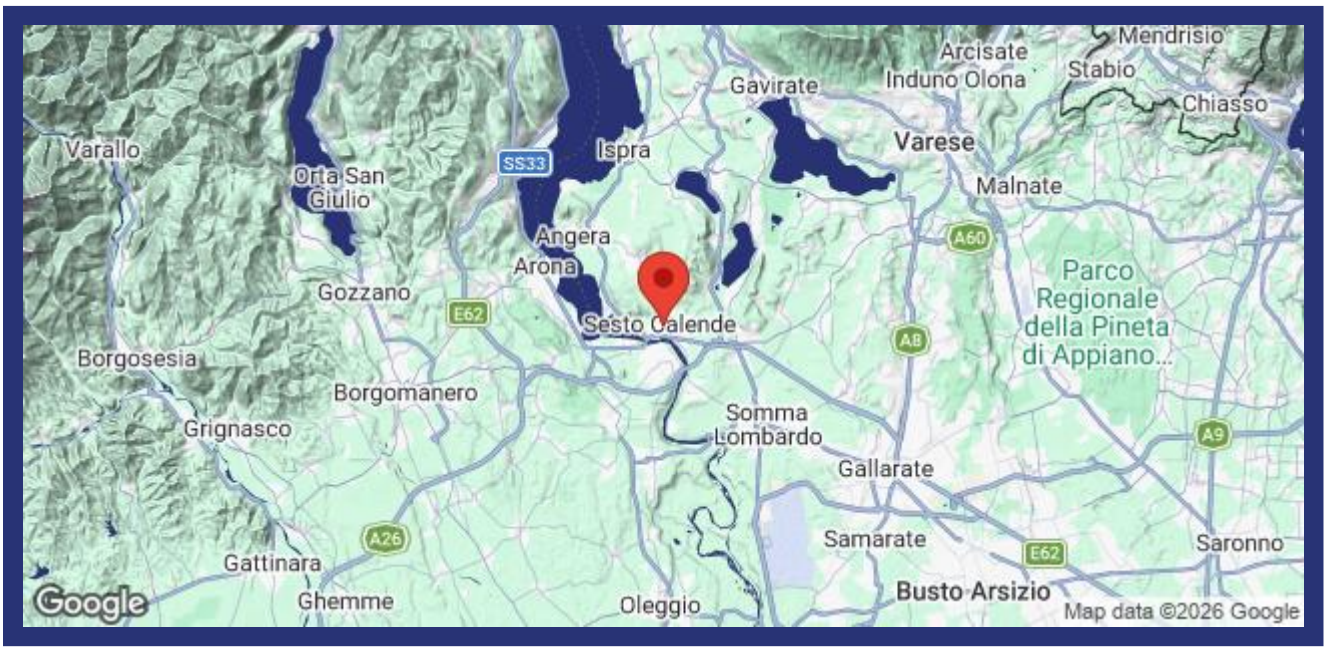








Location & Details



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

- Reference: 6519
- Villa/Farmhouse
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Yes
- Asking Price: € 750.000

- Floorspace: 300 m^2
- SQM Plot: 1800 m^2
- Bedrooms: 4
- Bathrooms: 3
- 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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