



international
horizons

€465,000

Independent House Possible To Extend, Laglio, Lake Como



- 2+ beds 1 bath
- 120 sqm independent house
- Possible to extend by 100 sqm
- 700 sqm garden
- Double garage
- 40 sqm terraces and bbq area
- Lake views

2+ bedroom, 1 bathroom independent house which can be extended by 100sqm and including a 700sqm private garden, double garage, taverna, 40 sqm bbq terrace and lake views.



Independent House Possible To Extend, Laglio

2+ bedroom independent house with private garden which can be extended by 100sqm for sale, Laglio, Lake Como.

Interesting opportunity to purchase an independent villetta with private garden with permission to extend.

The independent property is located in an elevated position in Laglio with lovely views of the water and the surrounding mountains. The property is located in an open position ensuring excellent light and sunshine. The 120sqm property is distributed over 2 levels with the primary accommodation on the upper level.

This includes an entrance, large light filled living room, kitchen, double bedroom with dressing room, a second double bedroom and a bathroom.

On the lower level the property has a large 'taverna' space which could be used as additional living space or used as a guest apartment. A cellar and double garage complete the property.

Externally the house has a lovely garden of circa 700sqm, a BBQ area and terraces of circa 40sqm all with lovely views of the water.

The property would benefit from some internal modernisation and the house itself can be extended by up to approximately 100sqm (subject to local permissions). This could transform the property into a sizeable property in a sought after location with excellent views of the water.

Laglio is located just 15minutes from Como and approximately 1 hour from Milan Malpensa airport. The village of Laglio has a number of amenities on offer including a number of lakeside restaurants which are all within walking distance of the property.

Price €465,000 (plus 3%+VAT marketing/finders fee)

International Horizons have a well established team of British colleagues living and working exclusively on the Italian Lakes, who provide a professional, efficient and proactive approach to purchasing properties in Italy, including (if required), a comprehensive architectural and refurbishment service.

Laglio Area Guide

Laglio remains a quiet lakeside village and has not changed at all since George Clooney moved in, apart from greatly increasing the desirability of the location and owning a property on Lake Como in this location. It is only 15 minutes' drive from Como and 45 minutes from Malpensa airport. The village has a small store, a butcher, bank, post office and several excellent lakeside restaurants.

Properties in Laglio are located on the western shore of Lake Como between Carate Urio and Brienno. Laglio is one of the most beautiful villages on Lake Como with the added advantage of being one of only 4 villages that benefit from being situated directly on the lake road, avoiding almost all traffic travelling up and down the lake on the main bypass road.



VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

29 Southdean Drive, Middleton-On-Sea, Bognor Regis, West Sussex, PO22 7TA, United Kingdom T: +44 (0)845 6522452 E: info@internationalhorizons.co.uk
W: www.internationalhorizons.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER INTERNATIONAL HORIZONS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.