



international
horizons

€680,000

Elegant Villa With Swimming Pool, Poggio Radioso, Lake Maggiore



- 3 beds / 3 baths
- 275 sqm elegant Villa
- 2,800 sqm garden
- Heated swimming pool
- Lake views
- Parking for 3 cars
- Restored in 2000
- Fantastic sun exposure
- Summer Kitchen

Lake Maggiore: This elegant 3 bed 3 bath pool villa has been restored in 2000 and is set within the hills of Nebbiuno "Poggio Radioso", in a peaceful and comfortable area, close to Arona and Stresa and the main motorway junctions, set in a pleasant residential area with a mild climate and fantastic sun exposure, with panoramic lake views.



Elegant Villa With Swimming Pool, Poggio Radioso

Lake Maggiore elegant Villa with swimming pool for sale in Poggio Radioso.

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The land has a total area of approximately 2.800 square meters and is completely fenced and carefully planted, creating total privacy to the property and is designed to create separate areas, such as a summer kitchen area completely made of stone and equipped with a wood stove and a barbecue and relaxation area with a lovely heated swimming pool with solar panels.

The villa of approx. 275 square meters is on two main levels plus a third with mezzanine area and consists as follows:

- Ground floor of 100 square meters plus a porch of about 23 square meters with ample basement with dining room with fireplace and a kitchen with a bar, two storage rooms, bathroom and a room used as a study/bedroom, as well as technical area with laundry, ironing and heating equipment;

- First floor of 140 square meters plus a terrace of about 23 square meters has an entrance hall, living room with central fireplace and two doors that offer access to the large panoramic terrace and a comfortable loft accessible by a wooden and wrought iron staircase, kitchen, hallway leading to the bedroom area where there are two bedrooms, both with dedicated bathrooms.

A covered porch of about 42 square meters at the entrance of the property allows parking for three cars.

The heating is natural gas and hot water is natural gas and solar panels.

Energy Efficiency Rating F (112.4 [kWh/m²a])

Asking price €680,000 plus 3%+VAT marketing / finders fees.

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.





VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

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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.

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