



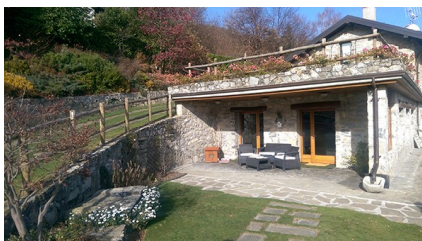
international
horizons

Asking price of €690,000 Stone Farmhouse With Guest Apartment, Lanzo D'intelvi, Lake Lugano



- 3 bed / 2 bath stone farmhouse
- Guest apartment 1+ bed / bath
- 1500 sqm parkland garden
- Fully furnished
- Double garage
- Summer house
- Space for pool
- Fireplaces
- Underfloor heating
- Exposed beams, terracotta floors

Stone farmhouse for sale, Val D'Intelvi, Lake Como. The farmhouse is fully furnished with large (1,500 sqm) parkland garden and is sold with the high end made to measure fully equipped kitchen. The open living and kitchen has underfloor heating, exposed timber beams, terracotta floors and a number of beautiful details. The property is arranged as 3 bed 2 bath with guest apartment on the top floor. Externally there is a double garage, summer house and space for a swimming pool.



Stone Farmhouse With Guest Apartment, Lanzo D'intelvi

4 bedroom stone farmhouse for sale, Val D'Intelvi, Lake Como. The farmhouse is fully furnished with large parkland garden. In a tranquil and verdant setting we offer this characteristic and fully converted stone farmhouse with large parkland garden and lovely views over the mountains.

The property is disposed over 3 levels and includes

Ground floor - entrance from a covered portico into a large open plan living room and kitchen with traditional fireplaces and exposed stone walls. This part of the house was a later extension and it sits harmoniously with the original part of the house. Accessible from the open living room and kitchen are a number of stores/ pantries and cloakroom. The Property is sold with the high end made to measure fully equipped kitchen. The open living and kitchen has underfloor heating, exposed timber beams, terracotta floors and a number of beautiful details. From this space one enters the original part of the house with a second sitting area focused around the stunning fireplace, a snug and a guest bathroom. An internal stair leads to the upper floors

First floor - 3 double bedrooms with exposed stone walls and a bathroom

Second Floor - Within the attic the property offer a guest apartment with a bedroom/ study, living room/ 2nd bedroom and a bathroom. There is direct access onto a balcony and stair which leads down to a large sun filled terrace.

The property is sold in excellent condition fully furnished. The furniture within the property is of a very high standard and has been bought to compliment the finishing of the house.

Externally the stone house sits within private garden of circa 1500sqm which includes a double garage, a lovely south west facing portico connected to the living spaces, a pond and summer house. The garden has been thoughtfully planted and offer a variety of terraces and spaces to enjoy the views and sunshine. There is room for a swimming pool if required. The property benefits from excellent sun exposure and is a 5 minute walk into the centre of Lanzo D'Intelvi where one will find a selection of amenities including local grocery stores, restaurants and cafes. Lanzo D'Intelvi is a very popular part of the Val D'Intelvi for those looking to get away from the tourist crowds of Lake Como and Lake Lugano. The area is very popular for outdoor activities including golf at the local golf course, horse riding in the many equestrian centres, walking, mountain biking and skiing in winter. Lanzo D'Intelvi has a skiing in the winter and whilst this is mainly aimed at beginners it offer a very local opportunity just 2km from the house. Lanzo D'Intelvi is at the head of the popular Val D'Intelvi, the valley that links Argegno on Lake Como to Porlezza on Lake Lugano. Argegno is a 20minute drive and the city of Lugano is a little of 30minutes away.

Price €690,000 (plus 3% marketing/agency fee, plus VAT on marketing/agency fee)

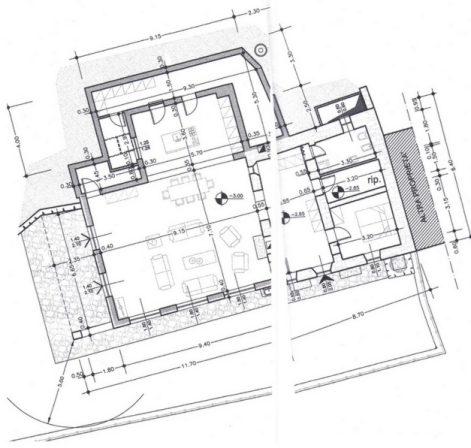
International Horizons have a well-established team of British colleagues living and working exclusively on the Italian Lakes, who provide a professional, efficient and proactive approach to purchasing properties in Italy, including (if required), a comprehensive architectural and refurbishment service.



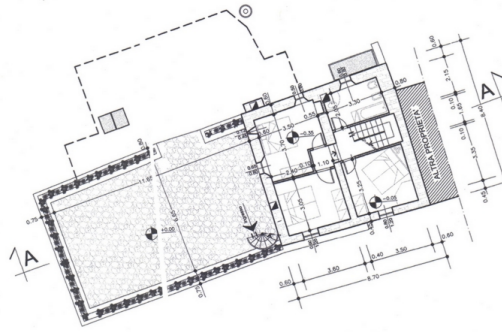




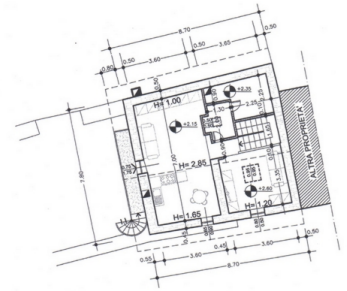




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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.