



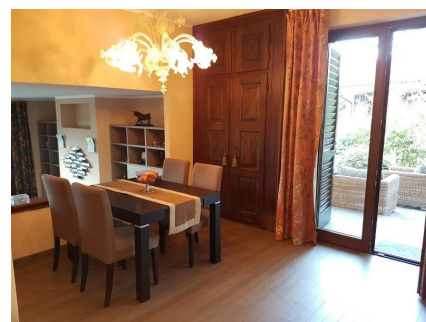
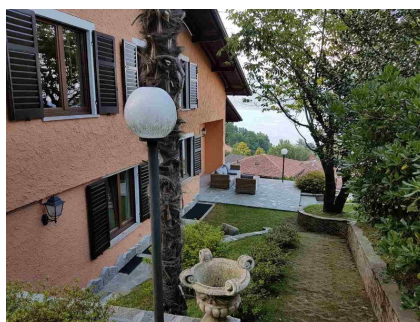
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horizons

## Asking price of €1,250,000 Completely Restored Independent Villa, Baveno, Lake Maggiore



- 3 bed / 2 bath Villa
- 1 bed / 1 bath apartment
- Panoramic views of the Lake and Borromeo Islands
- 3,000m2 garden & large panoramic terrace
- Garage for several cars
- Quiet residential area
- Hobby Room & storage rooms
- 1.5km from the centre of Baveno

Independent villa for sale in Baveno of approx. 350 sqm with panoramic views of Lake Maggiore and the Borromee islands. The detached villa which has been completely restored is located in a residential area about 1.5 km. from the centre of Baveno. The property has beautiful lake views of the Borromean Islands, with surrounding land of approx. 3000 sqm.





# Completely Restored Independent Villa, Baveno

Independent villa for sale in Baveno of approx. 350 sqm with panoramic views of Lake Maggiore and the Borromee islands.

Detached villa completely restored in a residential area about 1.5 km. from the centre of Baveno, beautiful lake views of the Borromean Islands, with surrounding land of approx. 3000 sqm.

The property consists of: garage for several cars in the basement, various storage rooms and boiler room for gas boiler.

On the ground floor entrance, large living room with fireplace divided into two areas with access to large panoramic terrace, large kitchen with dining room, bathroom and storage room. On the first floor, three large bedrooms with two bathrooms, plus hobby room in the attic.

Also on the ground floor there is a one bedroom apartment with independent entrance composed of living room with kitchenette, hallway, bedroom and bathroom.

This property is situated in a quiet residential area, characterized by private villas of a noble nature surrounded by large gardens.

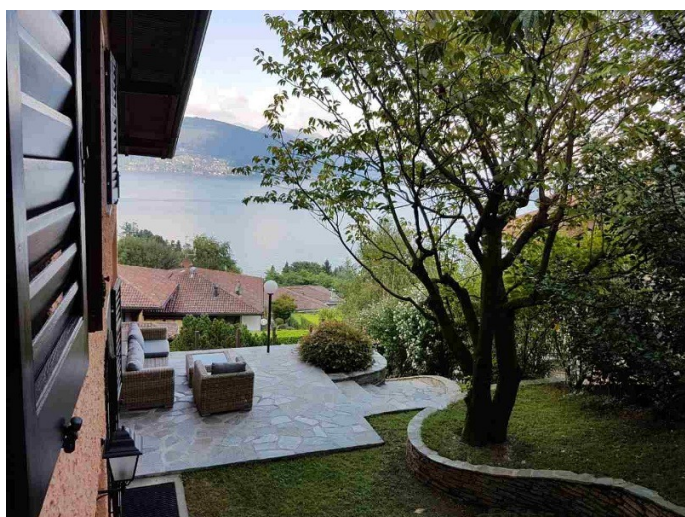
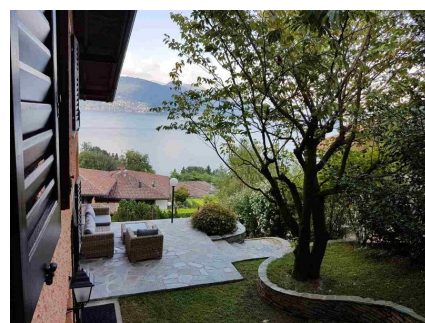
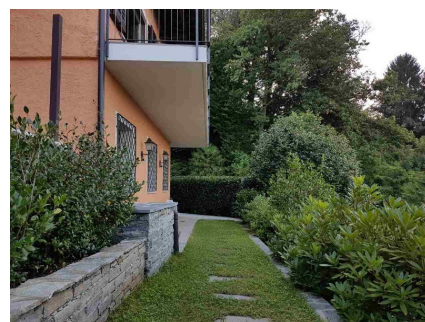
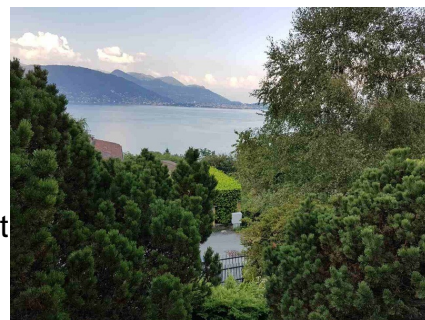
The access road is from the main road that finishes right in front of this house, therefore the vehicle access is exclusively for residents.

Asking price €1,250,000 (plus 3%+VAT marketing / finders fee)

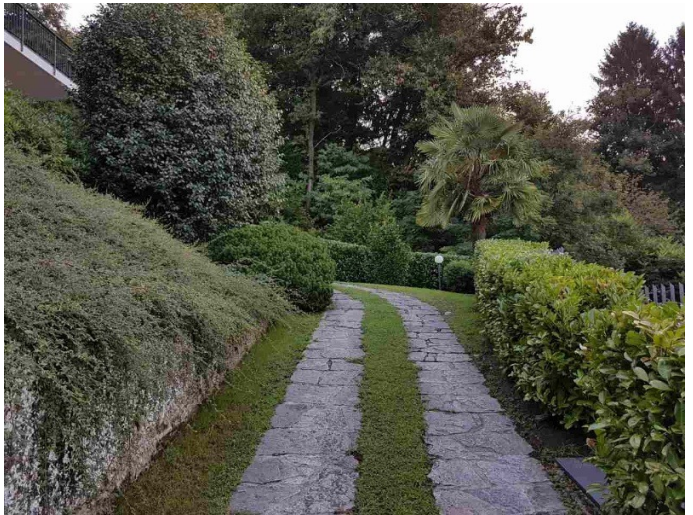
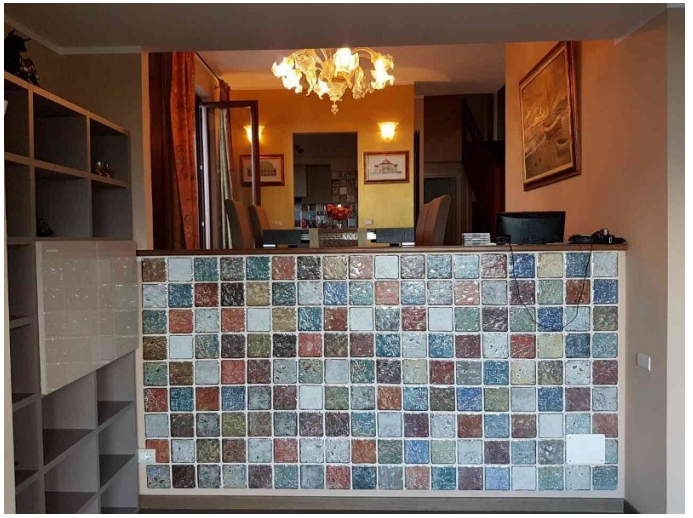
## G ENERGY CLASS

IPE: 330.81kwh / m2 year

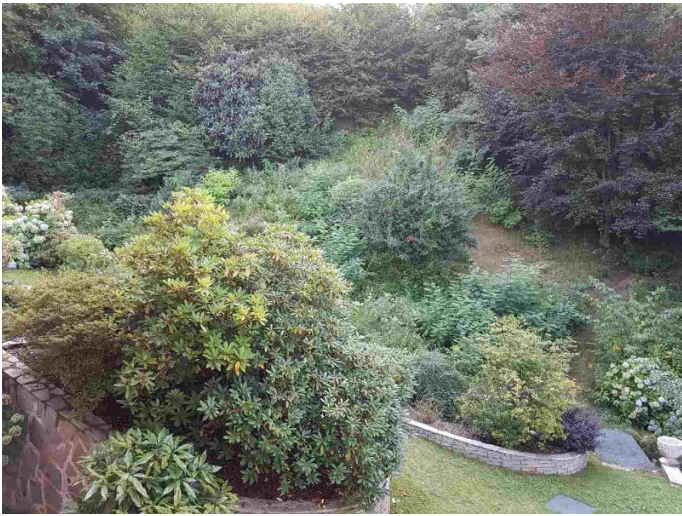
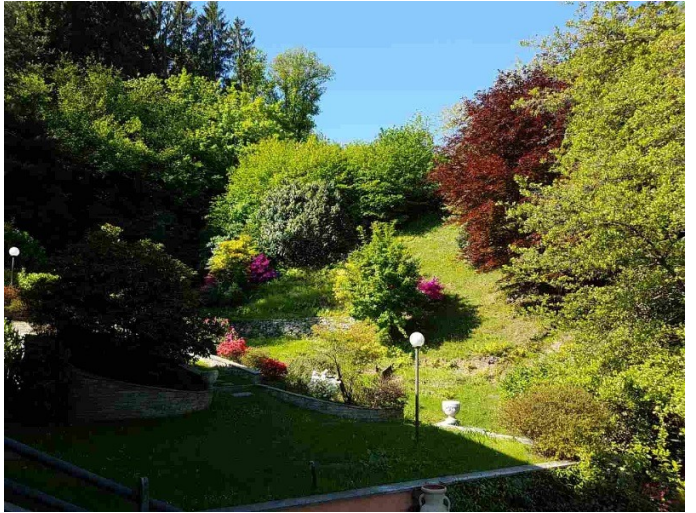
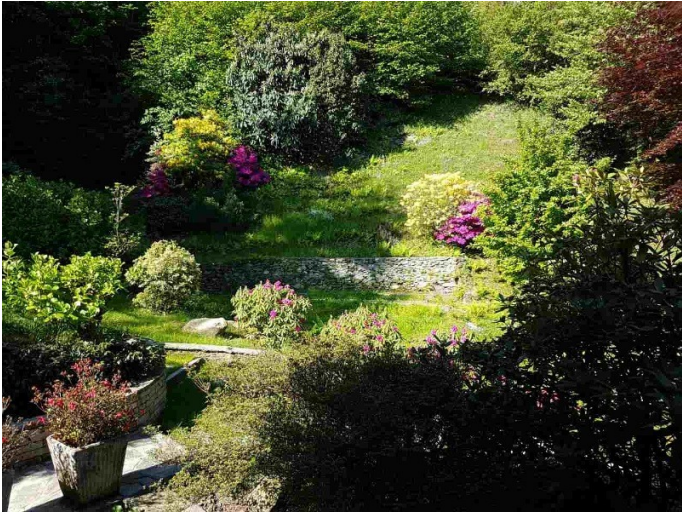
International Horizons have a well-established team of British colleagues living and working exclusively on the Italian Lakes, who provide a professional, efficient and proactive approach to purchasing properties in Italy, including (if required), a comprehensive architectural and refurbishment service.



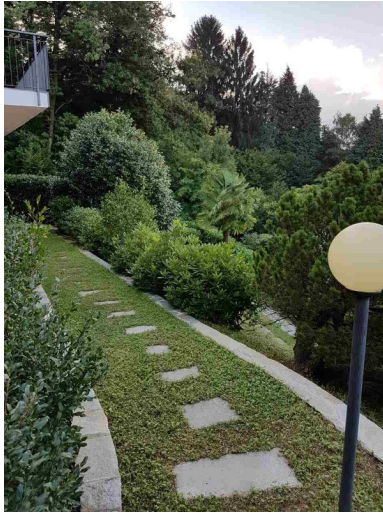












#### VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

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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.

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