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horizons

## Asking price of €1,500,000 Lake Front Villa With Boat Mooring Claino Con Osteno Lake Lugano



- 5 beds / 5 baths
- Beach access and boat mooring on a pontoon
- Indoor swimming pool
- The villa requires some modernisation
- Parking for 5 plus cars including a garage
- Large flat garden of circa 1200sqm fronting onto the lake

Located directly on the lake front in the Italian side of lake Lugano we offer this very interesting independent villa with large garden, internal swimming pool and ample parking.

The villa is located directly on the lake front with a large flat garden of circa 1200sqm fronting onto the lake with stunning views over the water to the tall mountains beyond. The villa has simple vehicle access and ample parking for 5 plus cars including a garage.

In the garden there is access to a beach in front of the property and the boat mooring on a pontoon.



# Lake Front Villa With Boat Mooring, Claino Con Osteno

Lake Front Villa with boat mooring - Lake Lugano

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The 400sqm villa is distributed over two levels and provides generous living accommodation. The villa requires some modernisation. One enters the villa through a generous entrance lobby, where one can access the large lake facing summer rooms and indoor swimming pool. An office/study, sauna, bathroom and independent guest apartment complete the spaces on the lower floor. An internal stair leads to the upper floor where one finds a large living room overlooking the lake, kitchen, 4 double bedrooms three of which are en-suite. A generous balcony provides external space from these rooms and offers beautiful views. An enormous wine cellar is located in the basement.

In the garden there is access to a beach in front of the property and the boat mooring on a pontoon. A BBQ area has been created within the garden making this the perfect place to enjoy the Italian summer.

More information upon request

Asking price 1.5m euros (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.

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.