

## Villa on lake Maggiore with a dock Lake Maggiore



Price: 3.500.000,00 EUR

Bedrooms: 8

Bathrooms: 7

Land (m2): 44000

Ref: 739 Charming property of about 840 sqm in classic 50's style, in exclusive location, overlooking Lake Maggiore.

Real estate compendium consists of: villa, caretaker's house, about 43,000 sqm of land, a private beach and a boat dock.

Villa of about 700 sqm built on 3 levels, was recently renovated, and is composed as follows:

on the ground floor (350 sqm) there are kitchen, living room, living-reading room with fireplace, bedroom with bathroom, boiler room, woodshed, cellar, laundry.

Apartment - dependance with living room with fireplace, kitchenette, bedroom and bathroom.

On the first floor (350 sqm) there are living room, terrace, dining room, kitchen. Sleeping area with 3 master bedrooms each with its own bathroom. Bedroom and bathroom for staff.

On the top floor there is a large attic.

Caretaker's house of 140 sqm consists of: tavern, bathroom, garage on the ground floor (70 sqm). On the first floor (70 sqm) there are located living room with fireplace, kitchen, two bedrooms and bathroom.

### Contacts

### LUXVITA

info@luxuryvillaitaly.com  
+39 388 75 26 855

Luxury Villa Italy is a trademark of LUXVITA  
v. E. Romagnoli 1, 20146 Milano, Italia  
VAT: IT07604050968 - REA Milano: 1970497  
Manzhos Olena broker no. 16317 CCIAA Milano



Member of FIAIP no. 26699

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