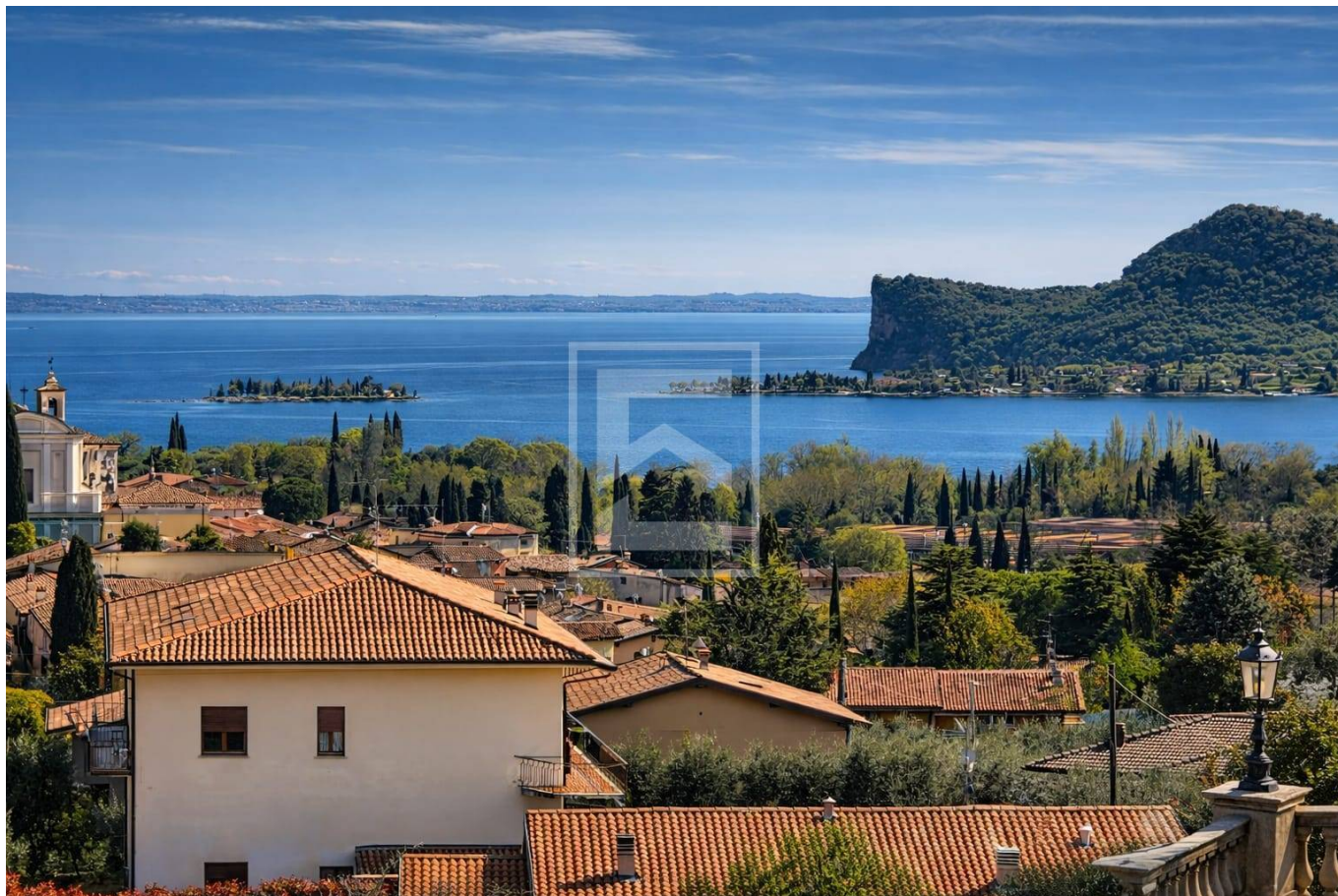


Villa
€ 900.000
Ref. 33091072-42



350 sq.m. | Bathrooms: 3 | Bedrooms: 3 | Rooms: 5

Ref. NA-072-42

Detached villa to renovate with full lake view from the first floor and garden of approximately 900 m2

In a quiet residential area, close to the town center and convenient to all amenities, we offer a detached villa requiring renovation. It enjoys a commanding, panoramic position, boasting a splendid, unobstructed lake view from the first floor.

The property is located within an exclusive plot of land of approximately 900 square meters and extends over three levels above ground for a total surface area of approximately 150 square meters, with the possibility of extending by an additional 50 square meters, offering interesting opportunities for customization and enhancement.

The ground floor features a garage, a large basement, a cellar, a laundry room, and a boiler room-functional spaces ideal for utility and utility rooms. The first floor, dedicated to the living area and accessible via an external staircase, features a bright living room with a fireplace, an eat-in kitchen, and a bathroom. All this is surrounded by a pleasant terrace with a full lake view, ideal for relaxing and socializing.

On the second and top floor, reserved for the sleeping area, there are three large bedrooms with access to a panoramic balcony and two bathrooms with windows, also enhanced by the splendid open view of the lake.

The property requires renovation and offers the possibility of building a private pool, making it an ideal solution for those seeking a personalized villa in a private and panoramic setting. The possibility of expansion represents an additional advantage, making this property attractive both as a private residence and as an investment property.

Possibility of evaluating customized design options based on different housing needs.

This announcement is for informational and commercial purposes only. The information provided has no contractual value and is subject to change.

Certification

Energy Class: F

Property details

Bedrooms: 3

Bathrooms: 3

Rooms: 5

State of Preservation: Be Restored

Level: 3

Total Floor: 3

Indipendent heating: Indipendent

Parking: Uncovered Parking

Year built: 1970

Current Status: Free for the notarial deed

Balconies: Present

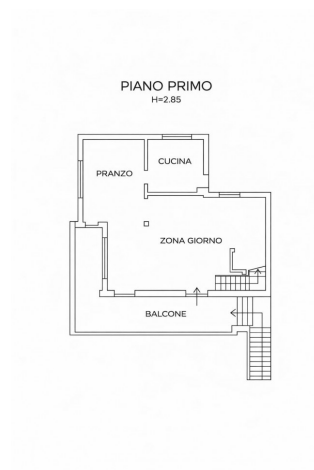
Terrace: Present

Garden: Private, 800 sq.m.

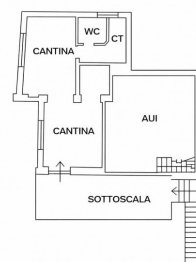
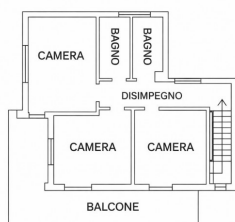
Sea Distance: 1.200 meter

Kitchen: Open kitchen

Box: Single



PIANO SECONDO
H=2.85



CORTE ESCLUSIVA

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