

January 2015

Casa Leoni - Lago Maggiore, Italy

Object No.: TN-761-C
Price: Price on request
Floor area: approximately 350 sqm
Total area: approximately 3580 sqm
Number of rooms: 8
Property type: villa
Floors: 2
Agency Fee: yes
Agency Fee: 5.95% incl. 19 % VAT
Kitchen: fully-equipped kitchen
Number of bedrooms: 4
Number of bathrooms: 3
Terraces: 2
Guest toilet: yes
Open fire-place: yes
Pool: yes
Sauna: yes
Cellar: yes
Parking: Carport (2), outside parking space (2)
Panoramic view
High quality fixtures and fittings
Year of construction: 2009
Construction phase: Completed house
Floors: Tiles and wooden floors
Furnace: Central heating (gas)

Description

Approximately 30 km south of Ascona/Locarno and only a 10 minute drive from the centre of Verbania-Intra you will find this luxurious property, situated half way up on a sunny hillside with a spectacular view on the southern Lago Maggiore.

The villa was built in a classical style in 2007/2008 by a well-known Italian architect. The building standards fulfil the latest requirements.

After passing the massive gate with video surveillance you will reach the entrance of the house by using the representative driveway. There is a covered carport with spaces for two cars, two further parking places are outside of the property.

Through the main entrance you will get to the centre of the villa. On the left side of the ground floor are a spacious living room and dining area, as well as a fully-equipped kitchen with additional dining space. On the right hand side you will find a study / library, as well as a guest room with a bathroom and toilet. The living room and dining area is surrounded by large, partially covered terraces. The second living room has an open fireplace. The floors are mainly covered by hand-made cotto tiles.

A central staircase leads to the upper floor. There is the master bedroom with a generous en-suite bathroom and a dressing-room. On the sides are two additional bedrooms and a bathroom. All the rooms have wood floors. The bedrooms as well as the adjoining hallways are generously equipped with built-in closets.

The attic level features a tower with a striking panoramic view.

The villa has a full basement laundry room, a wine cellar, a strong room, a hobby room and a fitness room with installations for a sauna. A furnace room is accessible from the outside.

The entire high-end equipment consists of German brand products. The entire villa has floor heating (gas) – including the basement.

The basement is protected by a so-called "Intercapedine", a second wall which prevents the hill water from putting pressure on the house-wall itself, thereby guaranteeing a dry interior.

The villa is surrounded by a 3000 sqm of landscaped grounds, designed for low maintenance. The terraces and paths are covered with granite stones. Adjacent to the terrace is the outdoor infinity pool, which in colour and construction merges with the lake below.

All the year round the house, the garden and the pool are maintained by professional personnel.

Fixtures and Fittings

- hand-made cotto tiles
- mainly German brand technology
- building expertise by a German architect
- upper floor with white wooden floor boards
- many design elements
- numerous built-in closets
- basement completely equipped with floor heating
- sauna and fitness room in the basement with day light
- protected terraces
- alarm system
- furnace, floor heating by Vissman

Location:

Peaceful and sunny location above Verbania (400 m above sea level, 5 min drive to the lake). Spectacular view of Verbania, Isola Bella and Isola Pescatori. The region around the Lago Maggiore is well-known for its Mediterranean climate (approximately 300 days of sun per year). You will enjoy all the four seasons. The northern part of the Lago Maggiore belongs to the canton of Ticino, but only 20 % of the lake area is Swiss. The remainder is part of Italy.

The Western side of the lake belongs to Piemont, and the Eastern bank is part of Lombardy. Chestnut and palm trees grow abundantly, lemon trees, figs and other Mediterranean plants are found everywhere. Already in former times international celebrities appreciated the attraction of Lago Maggiore: Napoleon, Queen Victoria, Ernest Hemingway, and many others spent their holidays on the Lago Maggiore. Especially impressive are the glistening of the lake, the blue sky, the magnificent villas and palazzos and the lush gardens which are reflected in the lake.

The largest city on Lago Maggiore is Verbania. A place of interest is the world famous garden of the Villa Taranto.

Additional Information

A caretaker apartment with a separate entrance is possible.

Are you interested in this property?

Please call Thomas Niesert on 00492204-810 748 or mobile phone 00 49172- 53 30 450.

An energy efficiency passport will be provided with the first viewing.

Remarks

The information has been provided by the seller. No responsibility will be accepted for the completeness and accuracy of the information. Errors and prior sales are excepted.

If you have further questions, we will be pleased to provide any additional information.

Please also refer to the information at www.wohnen-casavivo.de and www.casavivo.net.

General Terms and Conditions

Please note our general terms and conditions (AGB). A further use of our services implies the acceptance of the AGB. You will find them on <http://www.casavivo.net> / Impressum / AGB.

Other

If you wish we can recommend financial experts from well-known institutions. 02204-810 748 oder Mobil 0172- 53 30 450.