



international
horizons

€3,500,000

Lake Front Villa With Pool & Boat House Stresa Lake Maggiore



- 8 beds 5 baths
- 840 sqm villa
- Boat house for 2 boats & beach
- 1,380 sqm lakefront
- Guest/caretakers house
- 15,000 sqm parkland
- 28,000 sqm woodland
- Stresa

Fantastic villa with pool, beach and boat house. The villa consists of; 8 bedrooms, 8 bathrooms, guest house, swimming pool, boat house, beach, 1,380 sqm lakefront, 28,000 sqm woodland, 15,000 sqm parkland.



Lake Front Villa With Pool & Boat House, Stresa

Fantastic villa with pool, beach and boat house

This important villa located in Stresa has a total living area of 840 sqm and includes guest/caretaker's accommodation of 140 sqm.

The villa is composed of the following:

- GROUND FLOOR (350 Sqm): kitchen, main living room, living room-reading room with fireplace, bedroom with bathroom; boiler room, shed, basement, laundry room.

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

- First floor (350 sqm): manor house living room, terrace, dining room, kitchen. Sleeping area consisting of 3 double bedrooms each with its own bathroom. Staff bedroom and bathroom.

- Large attic.

GUEST/CARETAKER'S HOUSE:

- GROUND FLOOR (70 sqm): basement, bathroom, garage.

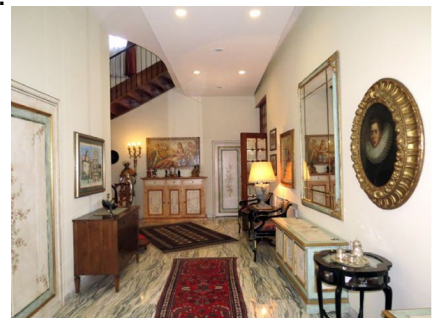
- First floor (70 sqm): living room with fireplace, kitchen, two bedrooms and bathroom.

The property is being sold complete with furniture.

The villa has a swimming pool, boat house for two boats and it's own beach. The villa grounds include 15,000 sqm of parkland, 28,000 sqm woodland and 1,380 sqm of land on the lakefront.

Price €3,500,000 (plus 3% marketing/agency fee, plus VAT on marketing/agency fee)

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

29 Southdean Drive, Middleton-On-Sea, Bognor Regis, West Sussex, PO22 7TA, United Kingdom T: +44 (0)845 6522452 E: info@internationalhorizons.co.uk
W: www.internationalhorizons.co.uk

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER INTERNATIONAL HORIZONS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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