



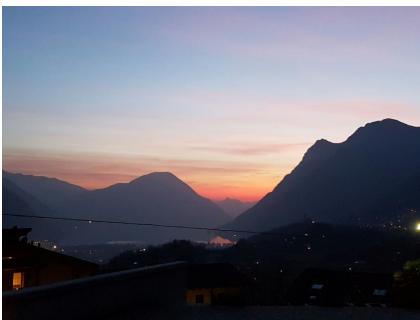
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horizons

Asking price of €590,000 Villa With All Day Sun & Lake Views, Carlazzo, Lake Lugano



- 4 bed / 3 bath
- 350 sq m detached villa
- Stunning lake views
- Private garden
- Double garage
- Walking distance to centre of Carlazzo
- Spectacular sunsets
- Large south facing terrace

Located in a strategic position between lake Como and Lake Lugano we offer this extensive independent villa with all day sunshine and lovely views of the lakes and mountains. The 350sqm villa is disposed over three levels plus the basement



Villa With All Day Sun & Lake Views, Carlazzo

4 bedroom independent villa with stunning lake views and private garden

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The villa is entered from street level via a generous hall way and stair leading to the ground floor level. At this level there is a double garage with simple vehicular access and a laundry/ hobby room and boiler room. Upon entering the ground floor level there is a good size double aspect living room with door into the garden and a generous kitchen with room for a dining table which also opens onto the garden. A guest bathroom completes the accommodation at the ground floor level.

An Internal stair leads to the first floor with 2 very large bedrooms and a bathroom. The stair continues to the second floor with a further 2 large bedrooms and a bathroom. All the rooms in the villa have lovely views of the mountains and lake Lugano.

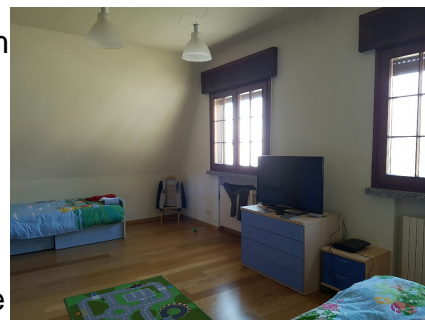
The villa is located in a quiet and peaceful position surrounded by a generous garden and large south facing terrace all with views of the surrounding countryside.

The sunsets are truly spectacular!!

The villa is walking distance to the centre of Carlazzo which has local amenities including shops, bars and a supermarket. Carlazzo is just a 10minute drive to Porlezza on Lake Lugano, a 30minute drive to Lugano city and a 20minute drive to Menaggio on Lake Como making this an interesting location to explore the lakes. Carlazzo is located at the start of the beautiful Val Carvagna, a popular area for walking and mountain biking.

Price 590,000 euros (plus 3%+VAT marketing /finders 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

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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.