



## House Six-bedroom (7+1)

€ 1 524 991 | CZK 38 422 150

440 m<sup>2</sup>, Gambarogno, Ticino, Caviano, Lake Maggiore





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Usable area	440 m <sup>2</sup>
Plot	1 759 m <sup>2</sup>
Floor area	320 m <sup>2</sup>
Terrace	120 m <sup>2</sup>
Parking	2 garage and outdoor parking spaces
Cellar	-
PENB	G
Reference number	28672

This romantic Mediterranean style villa boasting a pool is situated in a quiet, natural area with gorgeous panoramic views of a lake and the Old-World village of Caviano and its church tower. Adjacent to a picturesque forest (with a small stream), part of which extends on the plot.

The two-story villa was constructed in 1982 and modernized in 2006. The interior consists of **3 bedrooms**, a spacious living room with dining area, **fireplace, large-format windows** and access to the terrace; 2 kitchen, **2 bathrooms** and entrance hall. The beautifully maintained garden includes a swimming pool and terrace with uninterrupted views. On the plot there is also a **garage for two cars and 2 outdoor parking spaces**.

Gorgeous, quiet location within walking distance of shops, restaurants and other public amenities.

Plot 1 759 m<sup>2</sup>, interior 320 m<sup>2</sup>, terrace 120 m<sup>2</sup>

