

**RIGHETTI IMMOBILIARE di Rag. Gabriella Baratta**

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Property title	<b>VILLA VIGNONE D1</b>
Category	Luxury properties
Agent	Righetti Immobiliare
Property type	For sale
Is Feature	No
Price	↗ <b>495.000,00</b>

**Property information:**

Number rooms	6
Number bathrooms	2
Number bedrooms	3
Parking	doppio garage e 2 posti auto esterni
Square Mt.	240

**Other information**

Address	Via Alle Motte n. 14/a , 28819, Vignone Verbania-Cusio-Ossola, Italy
Region	Piemonte
<b>Description</b>	<b>VILLA WITH GARDEN LAKE VIEW</b> CLASSE ENERGETICA E - EPgl,nren (kWh/m2 anno) : 157,33 On the hill of Verbania, in a quiet and sunny location, with LAKE VIEW, INDEPENDENT VILLA WITH GARDEN. The property is on three levels: - basement floor with direct access from the street with two external spaces, double garage with laundry area, cellar/warehouse, boiler room and stairs to access the groundfloor; - ground floor with hallway, living/dining room, kitchen, bathroom with shower, communication stairs on the first floor and outdoor area; - first floor with hallway, three bedrooms, bathroom with tub, balcony and large terrace of about 30 sqm.; - external area, around the perimeter of the house, of about 270 sqm., partly paved and partly green, equipped with stone table, benches and fountain in addition to a wooden shed for tools. The villa is in an excellent state of maintenance with good finishes, independent heating system divided into three zones, alarm system and retractable awnings. Equipment included in the price. - -external area, around the perimeter of the house, of about 270 sqm, partly paved and partly green, equipped with stone table, benche and fountain in addition to a wooden shed for tools. The villa is in an excellent state of maintenance with good finishes, independent heating system divided into three zones, alarm system and retractable awnings. Equipment included in the price.

1/ Garden

2/ Parking place

3/ Panoramic terrace































