

**RIGHETTI IMMOBILIARE di Rag. Gabriella Baratta**

Corso Mameli, 11/A - 28921 VERBANIA INTRA

Tel. +39 0323.405013 - Fax +39 0323 519016

[immobiliarerighetti@libero.it](mailto:immobiliarerighetti@libero.it)

Property title	<b>Baveno R1</b>
Category	Villas, independent, semi-independent
Agent	Righetti Immobiliare
Property type	For sale
Is Feature	No
Price	↗ <b>320.000,00</b>

**Property information:**

Number rooms	6
Number bathrooms	3
Number bedrooms	3
Parking	garage
Square Mt.	282

**Other information**

<b>Description</b>	<p>BEAUTIFUL INDEPENDENT VILLA WITH GARDEN LAKE VIEW</p> <p>Classe Energetica F - Indice di prestazione energetica reale 272,1002 kWh/m2 In a beautiful, quiet and sunny position, just 250 meters away of the Lake Maggiore and 650 meters from the characteristic center of Baveno, independent VILLA of about 300 square metrs with garden of 1.500 sqm.</p> <p>The property is divided into: -gorund floor with about 80 square meters used as laboratory/warehouse, bathroom/laundry and cellars; -first floor with entrance, large living room, dinning room, kitchen, two bedrooms, two bathrooms, balcony and a large terrace with splendid mountain and lake view; -second attic floor with two other bedrooms, a small bathroom and attic.</p> <p>The villa has two automatic gates, video surveillance, new electrical system, heating guaranteed by a condensing boiler and double glazed windows.</p> <p>Possibility of extension and possibility of buying a large 100 sqm garage to be quantified separately.</p>
--------------------	--



