



## **Villa for sale in Lesa**

### **Price on Application**

**Ref. CBI130-1828-1168908**



### **1.200 sq.m. | Bathrooms: 6 | Bedrooms: 5 | Rooms: 20**

Ancient prestigious villa set in a splendid park in Lesa on Lake Maggiore.

From the center of Lesa you can enter the enchanting park; walking along the avenues you go up towards the villa that dominates it with its crenellated tower. Inside the property you can enjoy total privacy.

On the ground floor there are rooms and sitting rooms with finely frescoed ceilings, floors in precious marble seeded, elegant frames and wooden decorations over the door that evoke period atmospheres that have never gone out of fashion.

These rooms communicate directly with the huge veranda with large windows overlooking the park; on the ground floor there are also 3 kitchen rooms equipped for the organization of large events.

Climbing an elegant staircase you go up to the first floor, where we find a very bright triple room with a balcony from which large windows open a relaxing view of the park towards the lake (from which you can easily portray 3 large bedrooms), and two other bedrooms with a long balcony. On this floor there are the services including a large laundry.

Upstairs there are 3 more bedrooms, kitchen, dining room with a terrace with a splendid lake view, a sitting room, 2 bathrooms and a second terrace; a staircase leads to an attic room with en suite bathroom and a small terrace with spectacular views of the park and the lake.

On the -1 floor there is a very bright renovated lemon house and an equipped open cellar.

The villa is set in a splendid centuries-old park with double driveway access, with an ideal alternation of sunny clearings and shady wide avenues, climbing which you can comfortably drive up to the entrance of the villa with a spacious parking area.

From the old stables and woodshed, a further 600 square meters of living space can be retracted, currently rustic; the property is completed by a large and beautiful greenhouse of approximately another 200 square meters.



The position sheltered from any prying eyes, the compact morphology of the park and its dimensions could allow the construction of a swimming pool, tennis court and / or padel court or other. This property is particularly suitable for those looking for a secluded, luxurious and comfortable place to relax away from the fast pace of everyday life.

## Certification

**Energy Class:** G

**EPgInr:** 468.54 kwh/□

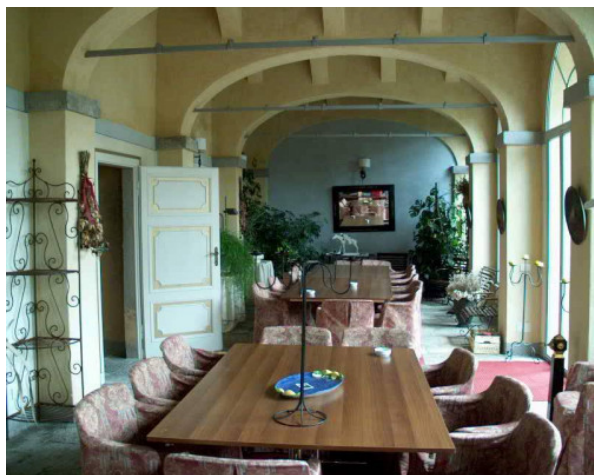
## Features

Property ID: CBI130-1828-1168908	Contract: Sale
Categoria: Villa	Address: via della campagna, 30
Municipality: Lesa	Total sqm: 1.200 sq.m.
Bedrooms: 5	Bathrooms: 6
Rooms: 20	Internal condition: Excellent
Floor: Ground Floor	Total floors: 4
Independent heating: Heating	Date of construction: 1800
Current Status: Available after the deed of sale	Balconies: Present
Terrace: Present	Garden: Private, 15.000 sq.m.
Sea distance: 500 meter	Kitchen: Regular Kitchen

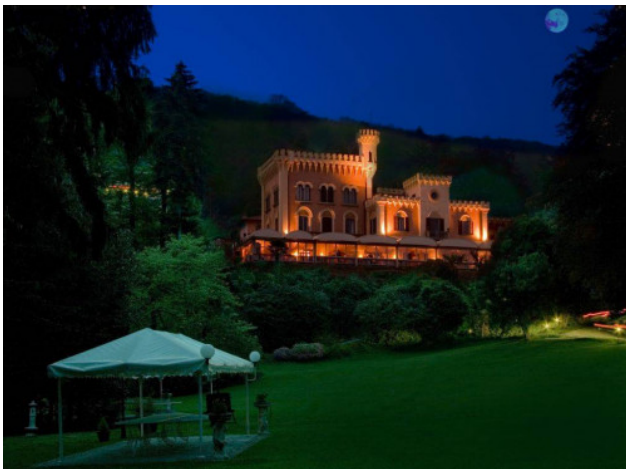














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