



Receptive for sale in Lesa

Price on Application

Ref. CBI130-1828-1168911



1.200 sq.m. | Bathrooms: 5 | Rooms: 20

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

From the center of Lesa you 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 that largely retain the original decorations of the walls and ceilings, currently used for banqueting and catering activities. 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 professional activities.

Climbing an elegant staircase you go up to the first floor, where we find a very bright triple room with a small balcony from which large windows open a relaxing view over the park towards the lake, and two other rooms with a long balcony. On this floor there are also guest bathrooms and a large laundry room.

Upstairs, the area currently used as a home with 3 bedrooms, kitchen, dining room with a terrace with a splendid lake view, sitting room, 2 bathrooms and a second terrace.

A staircase leads to an attic bedroom with en-suite bathroom and small terrace with spectacular views of the park and the lake.

On the -1 floor there is a renovated lemon house that can be used as an additional room for lunches or meetings, and the equipped 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; at the entrance there is a spacious area to be used for parking.

From the old stables and woodshed, a further 600 square meters of living space can be retracted, currently rustic, which make the



property interesting for a possible solution that offers charming hotel services.

The property includes a large and beautiful greenhouse of about another 200 square meters, which can be used as a particular and romantic room.

The position sheltered from any prying eyes, the intimate morphology of the park and the greenery that surrounds the villa make this property also suitable for those looking for a refuge to relax away from the fast pace of everyday life.

Certification

Energy Class: G

EPglr: 468.54 kwh/□

Features

Property ID: CBI130-1828-1168911

Contract: Sale

Categoria: Receptive

Address: via della campagna, 30

Zip Code: 28040

Municipality: Lesa

Total sqm: 1.200 sq.m.

Bathrooms: 5

Rooms: 20

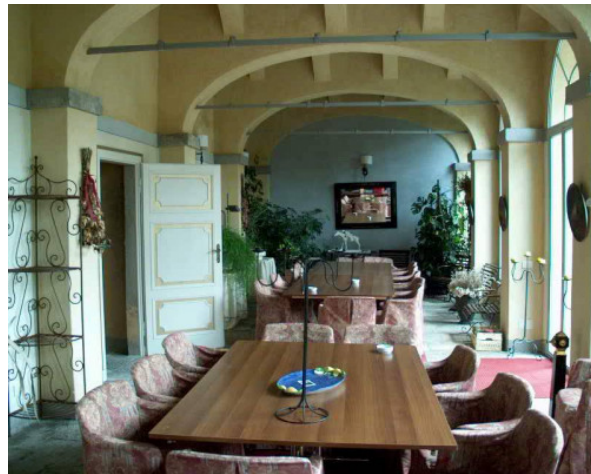
Internal condition: Excellent

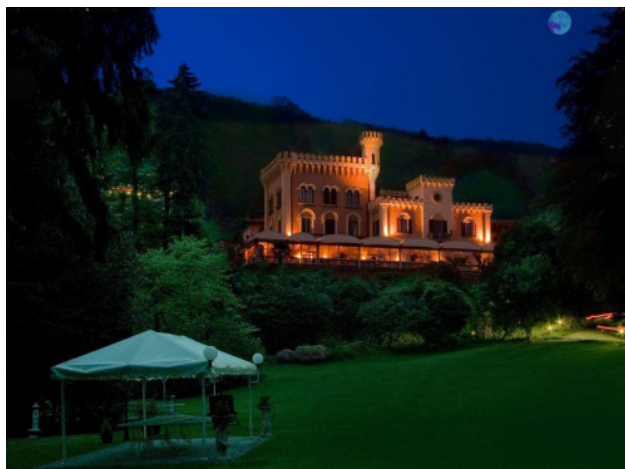
Covered sq.m.: 1.200 sq.m.

Uncovered sq.m.: 15.000 sq.m.

Independent heating: Heating









Reliance Group

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