

## in sale a Agrate Conturbia

### € 550.000

### Ref. MA23006



### 200 sq.m. | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5

A few steps from the historic center of Agrate Conturbia, in a private and silent position, an elegant Villa of about 200 square meters, plus a garden of 800 square meters with swimming pool, is offered for exclusive sale;

Convenient for all services, it is located near the golf courses of Castel Conturbia, Bogogno and Arona.

The property is spread over two levels: on the ground floor there is a large entrance with staircase leading to the first floor, large and bright living room with Nordic stove and overlooking the garden with porch, eat-in kitchen, guest bathroom and bedroom/study with Wardrobe;

The first floor consists of a splendid and bright sitting room on a mezzanine overlooking the large living area below, two bedrooms, bathroom with hydromassage. The property is completed by a double garage with mezzanine of approximately 50 m2 with sectional doors.

The Villa is in an excellent state of conservation, furnished with taste and elegance and fine finishes. The energy classification is also excellent, supported by a complete and important plant engineering such as a photovoltaic system, solar thermal and heat pump. The property is also equipped with a modern and technological centralized suction system which guarantees a high standard of cleanliness and healthiness of the environments.

Many improvements have been made over the years to ensure that the property remains tidy and in an excellent state of maintenance, such as the copper drainer on the north-facing sidewalks, a home automation system for lawn irrigation, as well as a professional robot around the entire green perimeter to keep the garden always to the best.

This elegant property is located in a quiet residential area surrounded by greenery; located a few kilometers from the pretty town of Arona on the shores of Lake Maggiore, from the Ticino Valley Nature Reserve and from the Colline Novaresi with its particular and

delicious wines.

In the immediate vicinity there are three golf clubs, two animal parks, several equestrian centers and numerous characteristic restaurants to enjoy the appreciated and delicious Italian cuisine.

The Villa is immediately ready to live in and does not require any intervention, it will capture your eyes and excite you as soon as you cross its entrance.

For info and inspections

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## Property details

**Address:** Via Raffaello Sanzio

**Bedrooms:** 3

**Bathrooms:** 2

**Rooms:** 5

**State of Preservation:** Excellent

**Level:** On two-levels

**Total Floor:** 1

**Heating:** Heating

**Age Construction:** 2005

**Garden:** Private, 800 sq.m.

**Kitchen:** Regular Kitchen

**Box:** Double

































