



**ALBERTO CARONES**

Agenzia Immobiliare - Arona

**Agrate Conturbia - Lago Maggiore**

**Single villa with large garden**

**For sale € 530000**

**Houses and Villas ID: V000282**



**Descrizione:**

Single villa composed : ground floor: entrance, bathroom, guest room, living room with dining area and living , large kitchen with outdoor pergola, office space and a laundry room with direct access to the two covered parking spaces; On the first floor there is a large bathroom with tub and shower and three large rooms (about 20 sqm each) with a walk-in closet and two storage units. In the garden is located a swimming pool and a small wooden house equipped to shelter the tools.

Yearly service charges: 0 €

**Energy certification**

**energetic class: VA - Energy performance index: KWh/m<sup>2</sup>**

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| <ul style="list-style-type: none"><li>• Conditions new</li><li>• 5 rooms</li><li>• property surface 250 mq</li><li>• TV-aerial</li><li>• Fence</li><li>• Box:2</li><li>• Car places:4</li></ul> | <ul style="list-style-type: none"><li>• 4 bedrooms</li><li>• Private gardenGarden area 1400 mq</li><li>• Armoured door</li><li>• Forced ventilation</li><li>• Entryphone</li><li>• satellite system</li><li>• pool</li></ul> | <ul style="list-style-type: none"><li>• Heating system Autonomous heating</li><li>• Heating type Underfloor heating</li><li>• 2 bathrooms</li><li>• alarm</li><li>• Conditioned air</li></ul> |
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