



**ALBERTO CARONES**

Agenzia Immobiliare - Arona

**Inarzo - Lago Maggiore**  
**Prestigious Villa with Park**  
**For sale € 980000**

**Houses and Villas ID: V000473**



### **Descrizione:**

Prestigious villa with dependance . Main villa on two floors over winery; On the ground floor large entrance area, living room, dining room, kitchen and bathroom, first floor four double bedrooms and a single for wardrobe use, a bathroom; An additional bathroom is located on the mezzanine floor. Dependance: renovated rustic composed on the ground floor living room with fireplace; On the first floor 2 connecting rooms and a bathroom. Large external balcony. Concierge consisting of an apartment on two levels with living room and kitchen on the ground floor and large sleeping area on the first floor with bathroom. Large park of about 3000 sqm. With possibility of building.

Yearly service charges: 0 €

### **Energy certification**

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

- |                           |                                     |                                     |
|---------------------------|-------------------------------------|-------------------------------------|
| • Conditions excellent    | • 5 bedrooms                        | • Heating system Autonomous heating |
| • 11 rooms                | • Private gardenGarden area 3000 mq | • Heating type Radiators            |
| • property surface 640 mq | • Armoured door                     | • 4 bathrooms                       |
| • Fireplace               | • Entryphone                        | • alarm                             |
| • TV-aerial               | • Internet                          | • Conditioned air                   |
| • Fence                   | • satellite system                  | • Video entryphone                  |
| • Box:2                   |                                     |                                     |
| • Car places:6            |                                     |                                     |

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