


**Villa in For rent a Gavirate (VA) Via Aldo Mazza**
**GAVIRATE villa with lake view**

GAVIRATE splendid villa of the '900 with enchanting lake view and park with ancient trees. The property, of great charm, perfectly restored and preserved, has a large living area on the ground floor with lounge, dining room, kitchen, study and bathroom, upstairs three bedrooms and bathroom, and on the attic floor a lounge two bedrooms and bathroom. Complete this beautiful villa a large basement space in the basement with laundry, utility rooms and a garage. The view that can be enjoyed from this architectural liberty style jewel, perfectly inserted in a lush park of 3000 square meters, is incomparable and embraces the Lake of Varese and the surrounding mountains. Easily accessible all the main motorways and motorway junctions; the area is also perfectly served for all kinds of services commercial activities (not far from the quaint old town of both Gavirate and Comerio). DO NOT MISS THE OPPORTUNITY OF A VISIT! CI Energy G IPE kWh / mqa 219.47

**INFORMATION**

|                 |               |
|-----------------|---------------|
| Ref.            | A000242       |
| Type            | For rent      |
| Category        | Villa         |
| Price           | 38,000.00 EUR |
| Expenses        | 6,000.00 EUR  |
| Year            | 1900          |
| Energetic Class | G 219.47      |

**NUMBER**

|                      |              |
|----------------------|--------------|
| Rooms                | 8            |
| Bedrooms             | 5            |
| Bathrooms            | 4            |
| Balconies + Terraces |              |
| Floor                | Ground floor |
| Parkings             | 2            |
| Box                  | 1            |

**SQUARE METERS**

|                      |      |
|----------------------|------|
| Commercial           | 350  |
| Garden               | 3000 |
| Cellar               | 12   |
| Balconies + Terraces |      |
| Attic                |      |
| Tavern               | 30   |
| Box                  | 18   |

**FEATURES**

|                     |                    |                    |                      |                 |             |
|---------------------|--------------------|--------------------|----------------------|-----------------|-------------|
| Property Conditions | Perfect Conditions | Rank               | Elegant              | Position        | Lake        |
| View                | Lake View          | Orientation        | South                | Free Sides      | 4           |
| Garden              | Private            | Furniture          | Only Kitchen         | Type living     | Dining room |
| Kitchen             | Eat-In Kitchen     | Heating            | Independent          | Heating Type    | Radiators   |
| Hot Water           | Independent        | Fixtures           | Wooden double glazed | Doors           | Excellent   |
| Blind               | Wood Blinds        | Floors Living Room | Little marble        | Floors Bedrooms | Parquet     |

Floors Kitchen **Little marble**

Floors Bathroom **Little marble**

Caution **Three Months**

Advance Rent **One Month**

Type of Contract **4+4 Years**

Registr. Type **Coupon dry**

## ACCESSORIES

|               |               |                |     |         |
|---------------|---------------|----------------|-----|---------|
| Antitheft     | Electric Gate | Double glasses | Sat | Laundry |
| Security door | Closet        | Video Intercom |     |         |

## IMAGES











