

## 3+ Bedroom Apartment in Sale a Varese (VA)

### VARESE EXCLUSIVE CHARMING PROPERTY

VARESE Lake view elegant apartment with private garden in the context of only 4 real estate units. This particular and refined property is part of a CLASS A building built in 2009. The current, and only owners, in the executive phase have added style details and refined design finishes, which make this property unique in its kind. The house develops on the ground floor and is served by a double entrance, one that leads into the large living room, and a second service access to the kitchen area. The living room, large and bright, enjoys the exit in the beautiful covered porch that precedes the garden, completely level and finely planted. From this open space, ideal for social gatherings and moments of relaxation en plein air, your gaze can range between the colors and shapes of the pre-Alpine landscape until you meet the scenery offered by Lake Varese in all its splendor. The dining area represents the ideal continuation of the living room and acts as a link with the kitchen: a refined design environment equipped with all the most modern domestic appliances. Two complete bathrooms, made with details of great taste and style, serving the living area. A well-kept architectural project gives us a large sleeping area consisting of a master bedroom with a large bathroom en suite, and two further double bedrooms as well as another bathroom. The distribution of the internal spaces appears rational and wide-ranging, thanks also to the pleasant garden that embraces the apartment on three sides. Complete the equipment of this singular real estate property, two garages that offer parking for three cars easily. This real estate solution is well suited to the needs of those looking for a home of style and charm with a view that can be sent. The city center, where we find the main railway stations, can be easily reached in a few minutes by car or with the main public transport bus lines. The airports of Milan Malpensa and Lugano Agno are about 30 minutes away by car; the highway entrance to reach the nearby city of Milan is only a few kilometers away. **CALL NOW FOR THIS NEW EXCLUSIVE REAL ESTATE PROPOSAL!** Energy Class A

#### INFORMATION

Ref.	V001065
Type	Sale
Category	3+ Bedroom
Price	1,175,000.00
Expenses	4,000.00 EUR
Year	2009
Energetic Class	A 20 kWh/m <sup>2</sup> a

#### NUMBER

Rooms	5
Bedrooms	3
Bathrooms	4
Balconies + Terraces	1
Floor	Ground floor
Car Space	
Box	2

#### SQUARE METERS

Commercial	245
Garden	900
Cellar	
Balconies + Terraces	50
Attic	
Tavern	
Box	55

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Suburb
View	Lake View	Orientation	North West South	Free Sides	3

Garden	Private	Furniture	Not Furnished	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Caldaia a Condensazione
Tipo Impianto	Floor heating	Fonte Energetica	Gas	Hot Water	Independent
Fixtures	Wood triple glazed	Doors	Excellent	Blind	Oscurante Metallo
Floors Living Room	Parquet	Floors Bedrooms	Parquet	Floors Kitchen	Parquet
Floors Bathroom	Parquet	Apartments	Four		

## ACCESSORIES

Antitheft	Lift	Electric Gate	Dual entrance	Sat
Security door	Closet	Electrical shutters	Video Intercom	

## IMAGES











