



Villa Sale in Cuvio (VA) Via Enrico Fermi 8

CUVIO ELEGANT VILLA WITH POOL

Via Fermi, elegant Rubner House villa with 2200 sqm garden and inground pool. This traditional villa built in South Tyrol, with a particular and timeless charm and character, is spread over two floors above ground and is completely surrounded by a beautiful, completely flat garden. On the ground floor we find an airy living room where the light coming from the large windows overlooking the outside highlights the accurate finishes that make up these spaces. The kitchen is separate and semi-habitable and allows access to the outside for social gatherings in the shade of the large covered porch, where there is also space for a wood-burning oven and a brick barbecue. At the service of this floor two bedrooms and a complete bathroom. The wooden staircase leads to the first floor characterized by the Rubner House imprint where wood represents the essential, structural and finishing element. Here we meet a second living room and three other rooms as well as a second equipped kitchen. All the rooms are surrounded by a spectacular balcony that offers wide-ranging views of the greenery surrounding the villa. This floor is also accessible from an external staircase that allows you to create two separate apartments with separate entrances. The large outdoor spaces available to the house allow you to fully enjoy this stylish home even in the summer season, where a dip in the large swimming pool can brighten the hottest days! The possibility of sheltering cars is guaranteed by a double garage on the ground floor of the villa as well as a second garage, again for two cars, located in a detached body inside the garden. The town of Cuvio, in addition to being one of the places adored by Piero Chiara, has always been the capital of Valcuvia, full of suggestive corners from Palazzo Litta - Arese to the mills along the Broveda stream. The town is about 10 km from Lake Maggiore, and 10 km from Varese and is part of the Campo dei Fiori Regional Natural Park. CALL US NOT TO MISS THE OPPORTUNITY TO VISIT THIS NEW CHARMING OFFER! Energy cycle 259,54 kWh/mq

INFORMATION

Ref.	V001139
Type	Sale
Category	Villa
Price	580,000.00 EUR
Expenses	
Year	1978
Energetic Class	F 259.54

NUMBER

Rooms	7
Bedrooms	4
Bathrooms	2
Balconies + Terraces	2
Floor	Ground floor
Car Space	
Box	4

SQUARE METERS

Commercial	350
Garden	2200
Cellar	33
Balconies + Terraces	45
Attic	
Tavern	
Box	120

FEATURES

Property Conditions	Good	Rank	Elegant	Position	Countryside
View	Open View	Orientation	North West South East	Free Sides	4

Garden	Private	Furniture	Not Furnished	Type living	Salon
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Condensing boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Fixtures	Wooden double glazed	Doors	Good	Blind	Wood Blinds
Floors Living Room	Parquet	Floors Bedrooms	Parquet	Floors Kitchen	Ceramic
Floors Bathroom	Ceramic	Access for disabled	No barrier		

ACCESSORIES

Antitheft	Fireplace	Chimney flue	Electric gate	Double glazing
Separate entrance	Laundry room	Swimming pool	Armoured door	Storage room
Electric shutters	Awning	Veranda		

IMAGES













