



leisureproperties

For sale

LM-GRAVELLONATOCE-002

Leisure Properties Laghi srl

a Socio Unico

Piazzale Biancamano 2

20121 Milano - Italia



www.leisure-properties.it



info@leisure-properties.it

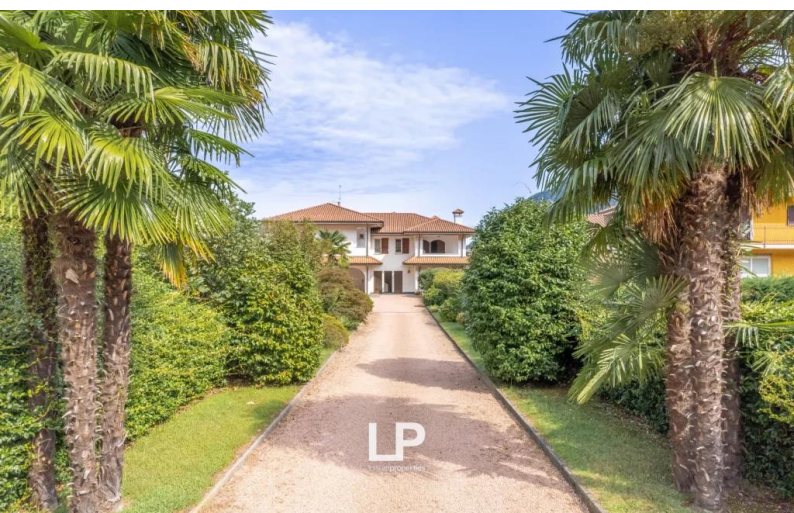


+39 032 201 9245

P.IVA: 11358490966 REA: MI - 2597434 Cap. Sociale: € 10.000



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Ufficio Arona - Lago Maggiore
Corso Cavour 29 - 28041 Arona
+39 0322 019 245
info@leisure-properties.it

Ufficio Laveno - Lago Maggiore
Piazza Italia 8 - 21014 Laveno Mombello
+39 0332 316 119
info@leisure-properties.it

Sede Svizzera - Leisure Properties GmbH
Bahnhofstrasse 19 - 3987 Riederalp
+41 27 927 24 20
info@leisure-properties.com

Villa Gravellona Toce

Price: 620,000 €

Rif. LM-GRAVELLONATOCE-002

We offer for sale in Gravellona Toce an elegant single villa with garden, in a residential context, despite its central location.

This villa in Gravellona Toce is located on one of the main streets that cross the town, only 1 km from the motorway entrance, but set in an elegant residential context.

The villa is on two levels, ground floor and first floor, for a total of about 200 square metres.

The main entrance opens onto the ground floor, where an imposing beola staircase leads to the upper floor: this is where the heart of the house is developed. Reaching the first floor, one is welcomed by the living area: living room with fireplace and access to the covered terrace, dining area and kitchen, separate and habitable.

The sleeping area, slightly elevated, consists of a service bathroom, three double bedrooms and two large bathrooms, respectively equipped with shower and whirlpool bath. The rooms in the sleeping area are divided into a large anteroom, and all have parquet floors and, with the exception of one of the bedrooms, a balcony.

The ground floor of the villa, on the other hand, houses a bedroom with en suite bathroom and the double garage. Attached to the garage is a 135

square metre room, previously used as a storage room and now used as a second garage/laundry room.

The property is surrounded by an outdoor space of approximately 600 square metres, including a courtyard and a planted garden; this space allows for the comfortable parking of more than five cars.



Position

Gravedona Toce is an Italian municipality of about 7,500 inhabitants in the province of Verbano-Cusio-Ossola in Piedmont. It represents a strategic road junction between the three provincial areas.

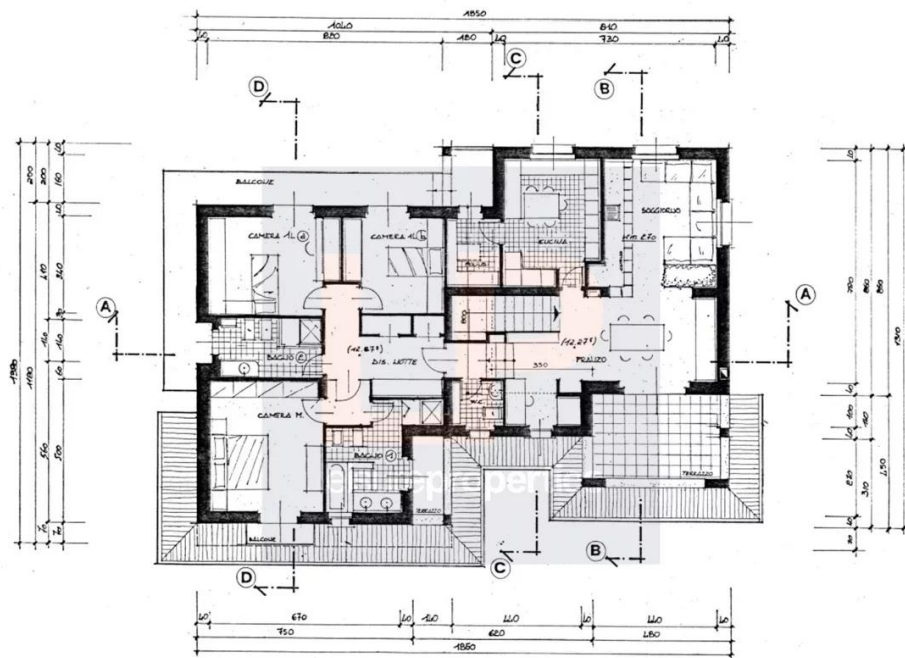
In 2003, the President of the Republic conferred the title of city on the municipality of Gravedona Toce, recognising its economic, geographical and social importance within the local and Italian territory.

The Gravedona Toce exit is the northern terminal of the A26 motorway known as 'dei trafori' (of the tunnels).

The town has a railway station on the Domodossola-Novara line.

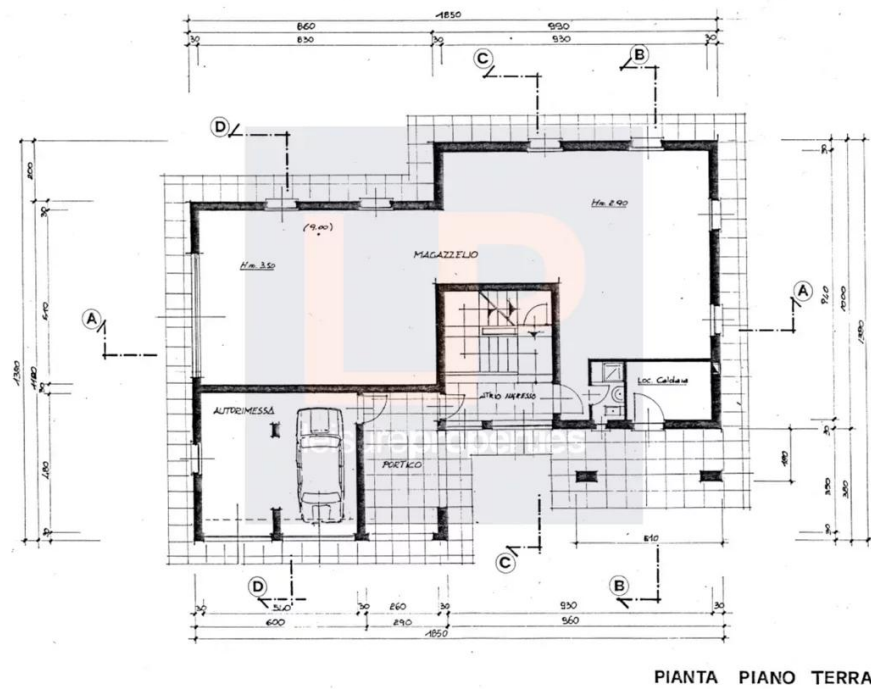
	Year	1990
	Floors	2
	Area	200 m ²
	Garden	600 m ²
	Rooms	5
	Bedrooms	4
	Bathrooms	4
	Swimming pool	no
	View	Garden
	Furnished	no
	Price	620,000 €
	APE	F

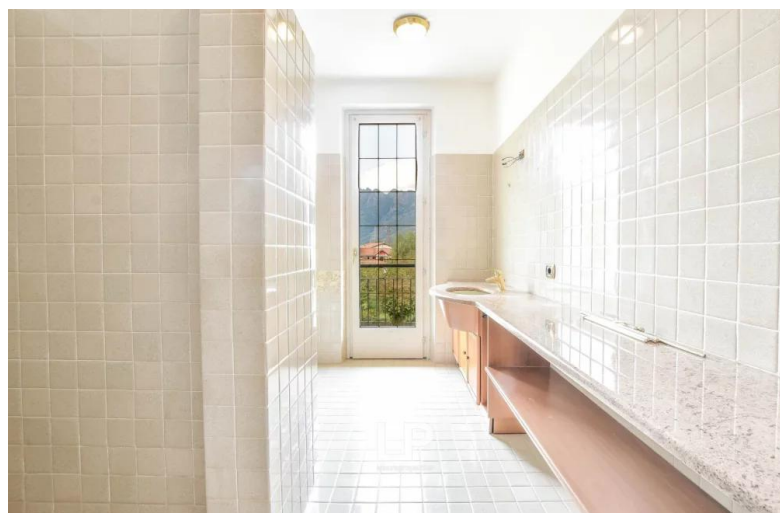
Floorplan



PIANTA 1° PIANO

Floorplan





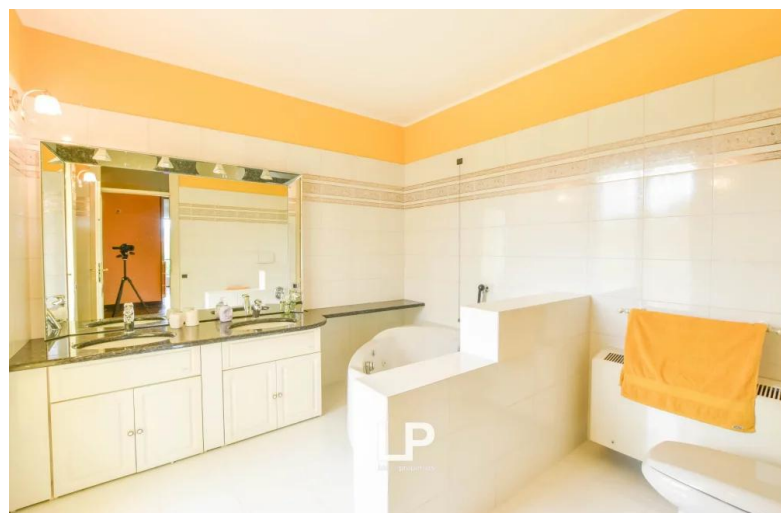
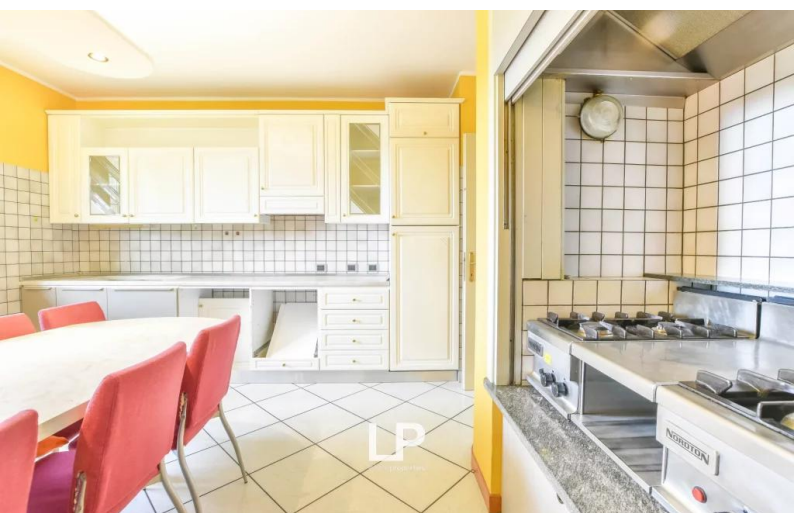
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📍 Corso Cavour 29, 28041 Arona

📍 Piazza Italia 8, 21014 Laveno-Mombello

Leisure Properties Riederalp

📍 Bahnhofstrasse 19 & Aletschpromenade 70, 3987 Riederalp

Leisure Properties Bettmeralp

📍 Hauptstrasse 86, 3992 Bettmeralp

Leisure Properties Fiesch

📍 Furkastrasse 54, 3984 Fiesch

