



## Stunning 4 Bed Villa For Sale in Cureggio Novara



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 659,000

### Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Piedmont
Plaats:	Cureggio
Adres:	Via Fratelli Castaldi, 5
Postcode:	28060
Geplaatst:	17-12-2024
Omschrijving:	Stunning 6 Bed Villa For Sale in Cureggio Novara Italy

Esales Property ID: es5553858

### Property Location

Via Fratelli Castaldi 5A,  
28060  
Cureggio

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Italy is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.



Detached villa on 3 floors with outbuilding and garden

Registered address: Località Piano Rosa 1, 28010 Boca

Practical/vehicle address (and for satellite navigator): Via Fratelli Castaldi 5A, 28060 Cureggio

Surrounded by greenery, surrounded by woods with a bridge to cross the Rio Bonda and access the house.  
Area of vineyards and large winegrowers.

5 km from the town of Borgomanero, equipped with all services (schools, hospital, shops, ...)

A few km from the Piedmontese and Lombard pre-alpine lakes such as Lake Maggiore, Lake Orta, Lake Mergozzo, Lake Varese, ...

Close to the Monterosa massif and its ski resorts

In just over an hour you can access the Aosta Valley.

About an hour from Milan, Turin and the Ligurian Sea

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Built over several years starting in 1950, it was completely refurbished in 2022/2023

Main house of 185 square meters

Outbuilding about 40 square meters

Garden just over 4,000 square meters

Energy class from APE Certification —> C

The villa is sold furnished and is available within a few months of the agreement with the buyer

We have a loan for the renovation of this villa, to be paid off through the 110% super bonus and 50% renovation bonus

All documents and certifications are in order

## MAIN HOUSE

Ground floor composed of:

Kitchen with appliances

Living room with Tyrolean stove Thun

Entrance

Bathroom with toilet, sink and shoe racks

Laundry room with sink for clothes, washing machine and dryer in column + technical room with boiler

First floor composed of:

Study with library

Blue bedroom (single bed) with desk and wardrobes

Orange bedroom (single bed) with desk and wardrobes

Bathroom with bathtub, sink, toilet and bidet

Second floor composed of:

Red bedroom with double bed and wardrobes



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Bathroom with multi-function shower (Turkish bath), sink, toilet, bidet and heated towel rail  
Walk-in closet for him  
Walk-in wardrobe for her with vanity table

Attic accessible by retractable wooden ladder, equipped with a Velux window and lighting

## ANNEX

Single living room, kitchen, bedroom and closets  
Bathroom with shower, sink, bidet and window  
Autonomous boiler with thermostat  
Satellite dish  
Portable air conditioner with vent  
Heated towel rail in the bathroom  
Convactor heater in the main room

## EXTERNAL

Garden with plants and hedges  
Living room garden with grass rolls and irrigation system  
Veranda furnished with motorized awning with remote control – measures 468 x 360 cm  
Double electric gate for access to the property  
Equipped laboratory  
Dog kennel with open area and covered area  
Tool shed  
Double covered garage  
Car charging station  
Camper place equipped with a column for electricity, water and gray water discharge  
External box for storing materials and spare parts  
Current point predisposition with timer for any pool machinery  
Garden illuminated by 11 light points with low consumption lamps managed by a twilight sensor

## Specifications:

Insulation with coat panels  
New fully insulated roof  
MAGISCOMBOPLUS 16 KW THREE-PHASE HYBRID gas/current boiler  
300 liter kettle  
Solar system with 16 solar panels for 8 kw production  
Accumulation system Huawei kit Luna 10 kw  
Zender Charleston tubular steel radiators equipped with Honeywell valve with individually commendable displays  
4 Honeywell thermostats for zone temperature regulation  
Honeywell EvoHome control unit – usable via app  
3 Air conditioners with Haier heat pump – usable via app



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BW Bentel Security anti-theft system expandable up to 64 zones with magnetic contact on all windows and doors + 3 volumetric zones (one per floor), one of which equipped with surveillance camera – usable via app

New Drutex Iglo 5 Classic windows in PVC with classic opening and vasistas

Hardwood floors on the first and second floors

Majolica stove with Thun tiles, equipped with oven and timer for the combustion phase

Internet cabling on each floor

Vodafone FWA internet connection

Close to beautiful golf course

It is less than an hour from Milan Malpensa Airport

## ABOUT THE AREA

Cureggio is a comune in the Province of Novara in the Italian region of Piedmont, located about 90 kilometres northeast of Turin and about 30 kilometres northwest of Novara. Cureggio borders the following municipalities: Boca, Borgomanero, Cavallirio, Fontaneto d'Agogna, and Maggiora. There are plenty of places to see and visit around Cureggio. Whether you love hiking or cycling, Cureggio is a region where there are many hidden gems are waiting to be explored and visited.

The province of Novara covers an area of 1,339 sq. km and borders the province of Verbano to the north, the province of Vercelli to the west and the region of Lombardy to the east and south. Geographically, the province of Novara lies between River Sesia to the west and River Ticino to the east. It is mainly flat in the south and thanks to extensive irrigation networks it is a large producer of rice. The terrain gradually rises to small hills further north with large forests and vineyards.

Novara is the capital city of the province of Novara in the Piedmont region in northwest Italy, to the west of Milan. It is an important crossroads for commercial traffic along the routes from Milan to Turin and from Genoa to Switzerland. Novara's sights can be divided into two groupings. The city's most important sights lie within its historic centre, the area once enclosed by the city walls. However, several important sights also lie outside the line of the former city walls. The most imposing monument in the city is the Basilica of San Gaudenzio, with a cupola 121 metres (397 ft) high, designed by Alessandro Antonelli and constructed in 1888. The bell tower is also of particular interest; it was designed by Benedetto Alfieri, uncle of the more famous Vittorio Alfieri.

## MAIN FEATURES:

- 225 m2 of living space
- 4000 m2 plot.
- 4 Bedrooms with 6 beds in total
- 4 Bathrooms
- Private Parking
- Private Garden
- Stunning Views



- Close to essential amenities such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Italy
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## **Algemeen**

Slaapkamers: 4  
Badkamers: 4  
Afgewerkte vierkante meter: 225 m<sup>2</sup>

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.509.155

