



Rif. 0342



Lionard S.p.A.

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Piedmont Lake Maggiore Exclusive villa on Lake Maggiore now for sale



DESCRIPTION

Luxury property in Italy in a picturesque location situated on the shore of Lake Maggiore, exclusive home surrounded by a beautiful green park that offers a breathtaking panorama that sweeps up the opposite side of the big lake. About 7000 m2 of park enrich the villa with colorful flowers and a large variety of plants that create the perfect backdrop to this particular residence.

The property in the Italian lakes comprises a main villa and a dependance built on two levels. The villa has a surface of 1100 m2 divided over four levels including a basement occupied by a technical shed and two rooms used as a cellar. Coming from the park and crossing a porch you can access to the ground floor of the villa that houses a large hall and two living rooms, one of which opens onto a small room with a typical fireplace. On this same floor there are also a dining room and a kitchen, two bathrooms and two staircases leading to the first floor. This level is occupied by the sleeping area and includes four bathrooms and four bedrooms, two of which with access to two balconies. The second floor houses two bathrooms and is divided into several locals that can accommodate other bedrooms and multipurpose rooms.

To complete the residence it is a magnificent 1800 m2 private beach overlooking the lake.

TECHNICAL DETAILS

LOCATION

Lake Maggiore, one of the greatest of our peninsula, covers an area of 212 square kilometres and is about 65 km long. Set in the Alpine foothills, near the Ossola valley, Lake Maggiore, of clear glacial origin, is framed by rolling hills in the lower part of the Novara and a number of very high peaks, some with permanent snow in the high area of Verbano.

These features contribute to, as well as in the coastal areas, a climate which is both temperate and milder in winter compared to the more inland areas, and cooled by summer breezes that ripple the lake every day, changing the colour of its mirror. Also related to the mild climate is the fact that such conditions in the coastal area have created an ideal environment for many types of flowers and plants which are usually found in sub tropical areas.

The people who in ancient times settled around Lake Maggiore, were over the centuries very varied, ranging from the Celts, followed by the invading Gauls, Barbarians, then the Romans and finally to be ruled by the Visconti, Sforza and Borromeo Lords. Trade was the most practiced activity, initially only by means of the lake, then by road following the construction of the first section of the Sempione trunk road in the early XIX century and which flourished even more in the early 1900s when the Sempione railway was opened, an event that was decisive in the growth of jobs related to tourism and the hotel business, activities developed and continued until the present day.

Interiors surface: 1100 m²

Exteriors surface: 8800 m²+porticoes and terraces

bedrooms: 4

bathrooms: 6

living rooms: 2

dining room: 1

kitchen: 1

plus other rooms and technical areas

dependance: 216 m²

private beach: 1800 m²

parkland: 7000 m²

Exteriors total surface: 8800 m²

Arona 4 km - Novara 35 km - Milan 47 km - Turin 82 km - Vercelli 23 km - Orta Lake 37 km - La Fonte thermal baths 11 km - Stresa Golf Club 4 km - Motorway tollbooth: A26 Arona exit 4 km - Milan Airport 21 km.

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Price: 3,200,000



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PROPERTY PHOTOS

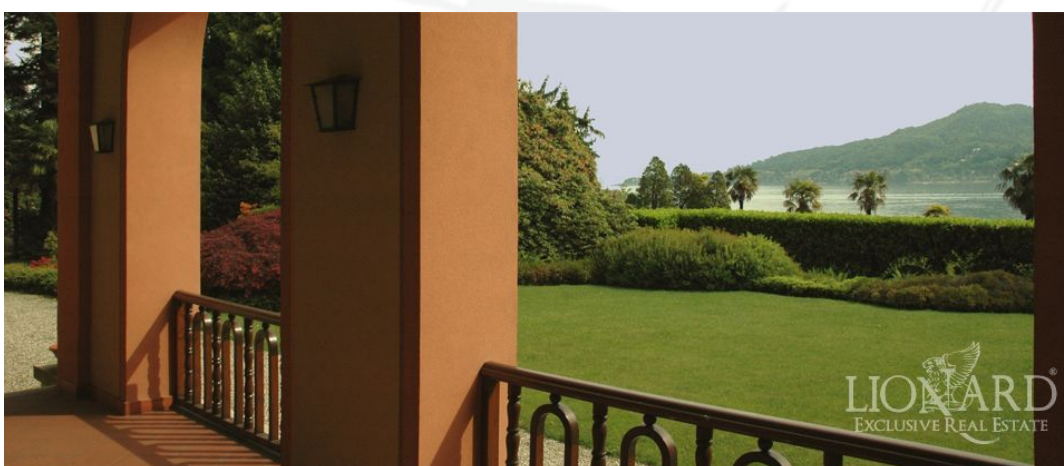


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Lionard Luxury Real Estate

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