



Rif. 0540



Lionard S.p.A.

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Lake Maggiore, Lombardia **PRESTIGIOUS HOUSE FOR SALE IN LAKE MAGGIORE**



DESCRIPTION

In the increasingly popular area of the Italian lakes lies this prestigious villa, now for sale. The villa, built in a pure neoclassical style of the beginning of the century, boasts the signature of a famous architect of its time. Set in an exclusive location, with panoramic views of Lake Maggiore, the villa has been recently renovated and restored, becoming one of the most luxurious and prestigious real estate in the area. The main villa of 950 square meters stands out in all its magnificence. Developed on four levels, connected by an imposing and impressive ancient stairwell (and also by an internal lift which connects all floors), this prestigious property boasts spacious and comfortable rooms.

The ground floor, with large windows overlooking the garden, is composed by decorated floors of high quality. The ground floor consisting of a first room with two bedrooms and two master

bathrooms, represents an elegant and refined first space. Both the mezzanine floor and the first floor are paved with inlaid and decorated parquet, creating great visual effect . After a large entrance hall, we find three rooms with a panoramic view over the Lake Maggiore.

The rooms, with frescoed walls and ancient fireplaces , are a real feather in the cap of this luxurious villa for sale. A large kitchen, a guest bathroom, a study, and ascending a staircase, four bedrooms, painted, decorated and embellished by fireplaces, terraces , private bathrooms and panoramic views, complete the noble area of this prestigious property. Upstairs we find a space designed as a self contained apartment comprised by a suite with a private bathroom, a second bedroom with a bathroom, a lounge, a kitchen and a guest bathroom.

The luxury villa is accompanied by a second property of 350 square meters , built under the garden. The second property has an apartment for the staff (with a living room, two bedrooms and a bathroom) two guest rooms, a laundry room, an ironing room, a maintenance room and a wide heated garage (up to 5 cars) , this additional property undoubtedly enriches the value of the villa for sale.

A beautiful 6,000 square meters park surrounds this luxurious property . Here is placed the pool area paved entirely in teak, with a panoramic terrace, a relaxation area, a sauna, changing rooms with bathrooms, a kitchen and a barbecue. A further 1,500 square feet garden (can be used as a car park for guests or for the construction of a tennis court) encompasses the villa and provides additional panoramic views over Lake Maggiore .

Part of the prestigious property: a climate controlled vault, a central heating and a central air conditioning, as well as various rooms and auxiliary spaces.

TECHNICAL DETAILS

LOCATION

Thanks to the mild climate in winter and cool in hot summer days, Lake Maggiore boasts numerous kinds of flowers and plants that are usually found in subtropical areas, however, the main kind of plants in the area are lemon, olive and laurel trees, we also find camellias, rhododendrons, and azaleas.

Falling in love with such location is inevitable, the climate is so perfect and the landscape so colorful and fragrant, this is also the reason why the villas on the lakes are so increasingly popular.

The demand for these luxury villas is constantly increasing, especially after the boom of the Lakes as a favorite destination for vips from the national and international jet-set. The Lake Maggiore, thanks to its mild climate and its ideal location in the rolling hills of Novara, is certainly one of the most desirable and sought after location.



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Region: Lombardy

District: Lake Maggiore

Region: Lake Maggiore

Type: Luxury villa - Villa Lake Maggiore - villas Lakes

Indoor area : 1,300 square meters

Exteriors surface : 7.500 square meters

Main house (950 sqm):

large halls

Frescoed rooms with panoramic views

8 rooms

10 bathrooms

2 kitchens

Studio terraces panoramic views

lift

air-conditioned vault

central heating and air conditioning

Second property (350 sqm):

Staff apartment (living room, 2 bedrooms, bathroom)

2 guest quarters for guests

Laundry room

ironing room

local maintenance room



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Heated Garage (5 cars)

Swimming Pool

Outdoor relaxation area

panoramic Terrace

Park of 6,000 square meters

1,500 square meters garden

Possibility of building a tennis court

Lombardy - Lake Maggiore Milan 50 km - 15 km Lugano Lake Como 44 km - Lake Garda 150 km .
Lugano Airport 15 km - Milan Malpensa Airport 40 km away.

Price €: on Request

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Price: On Application



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PROPERTY PHOTOS



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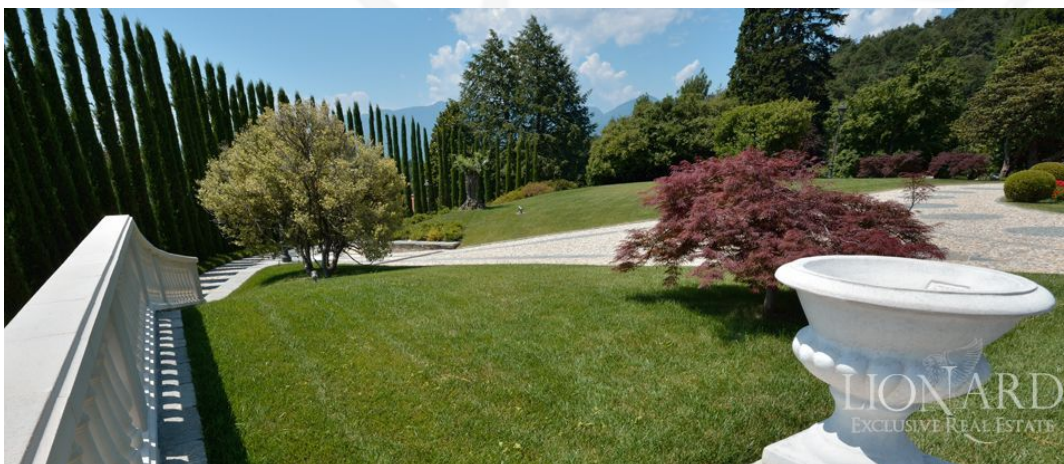


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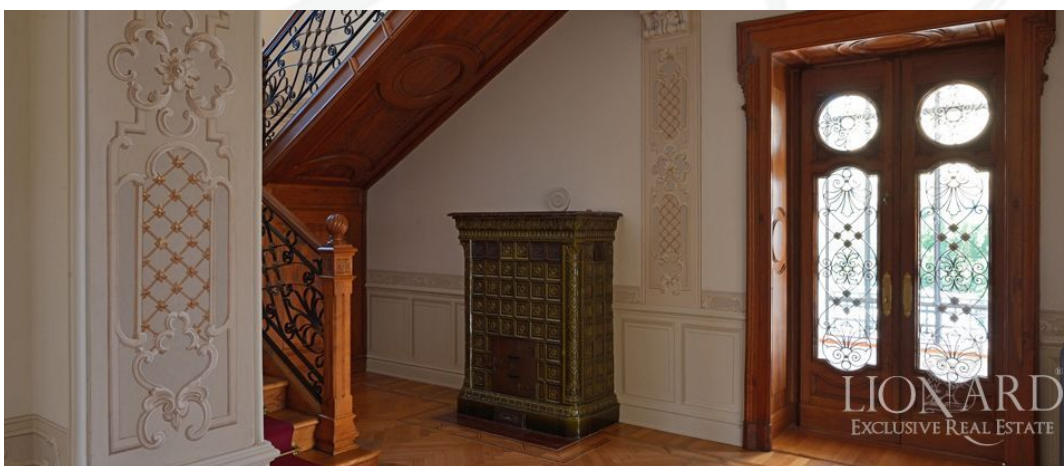


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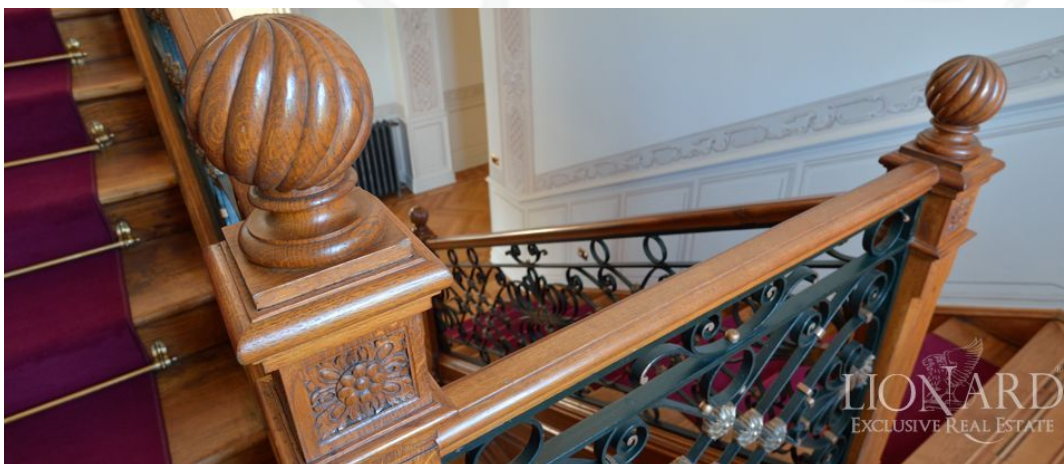
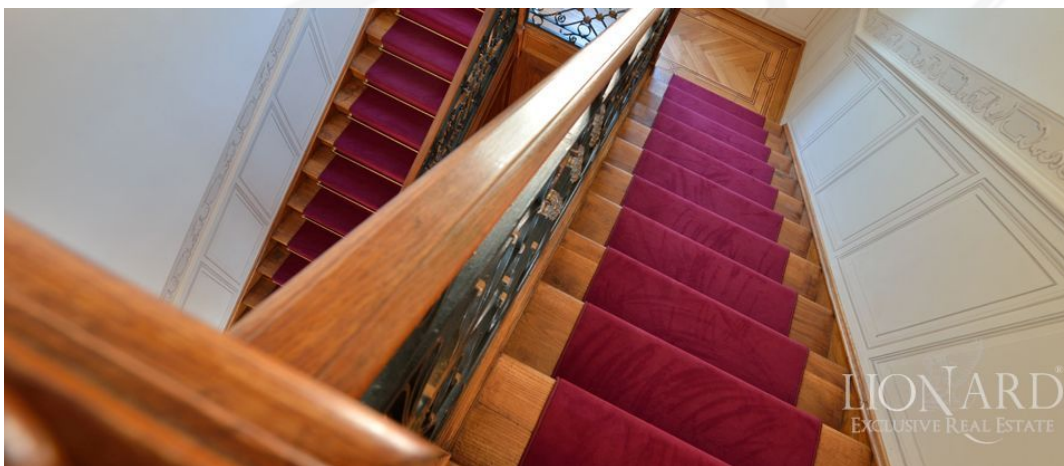
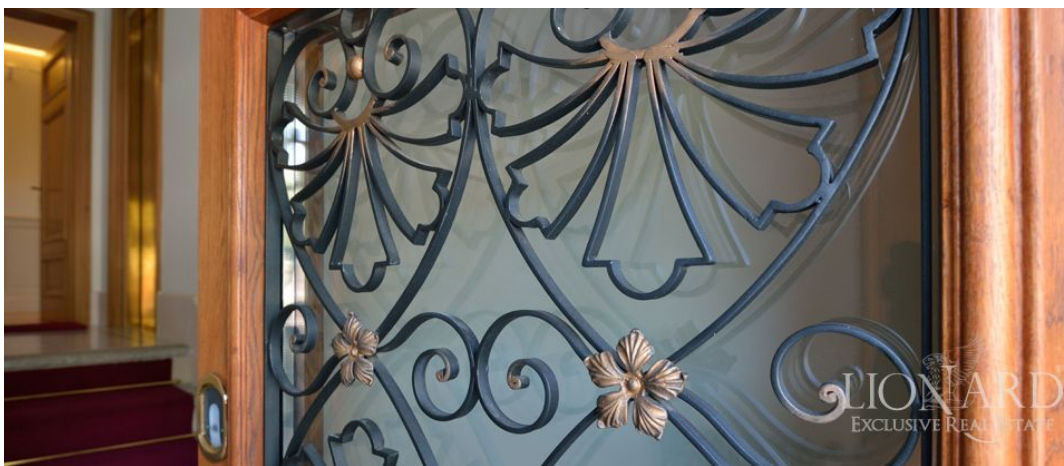


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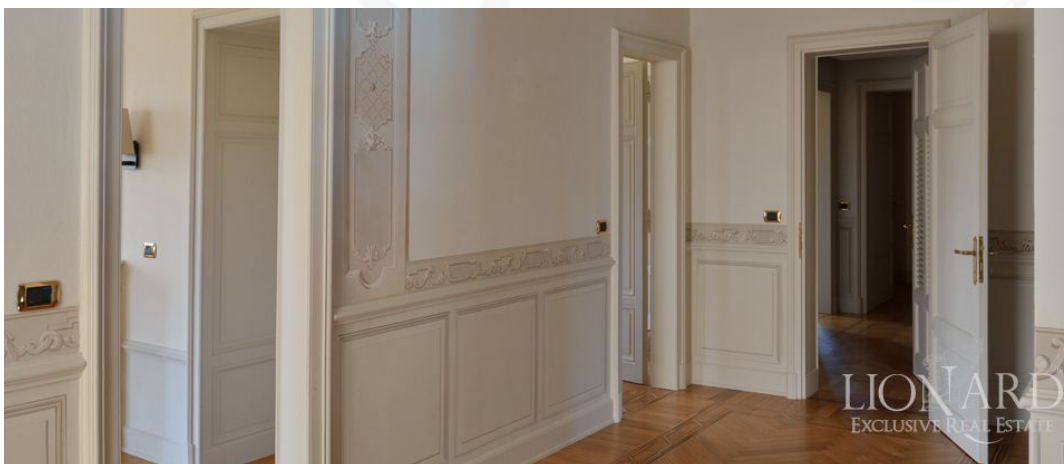
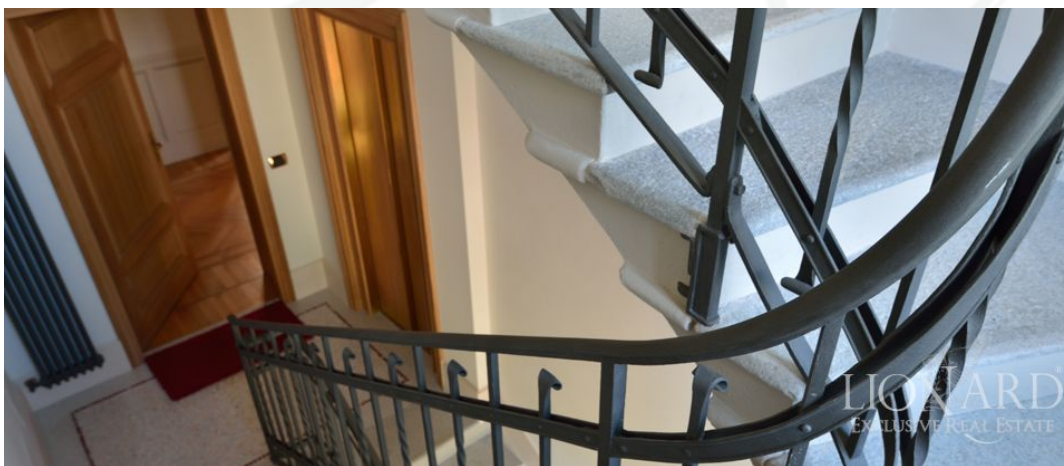
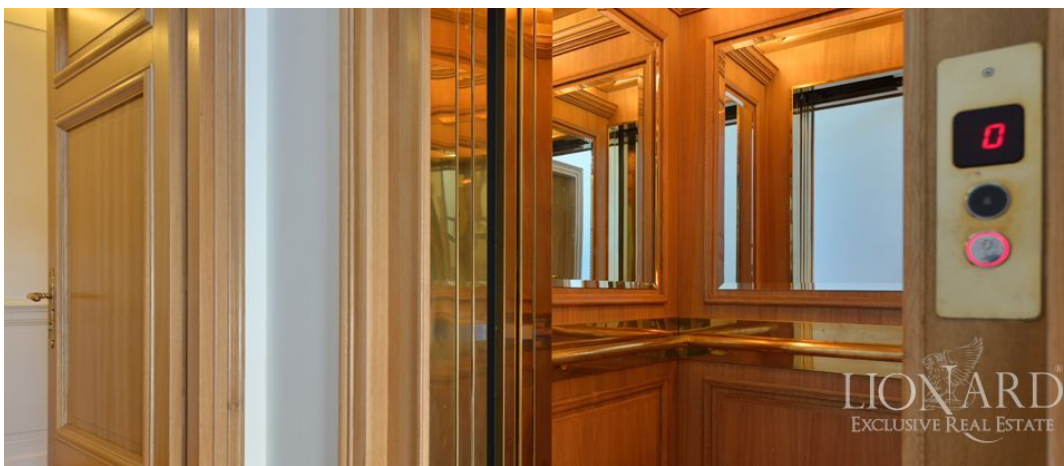


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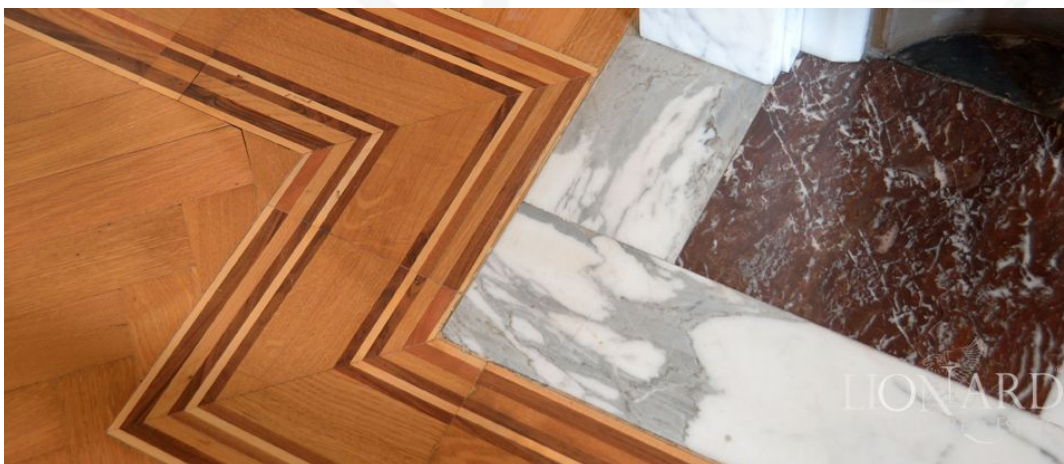
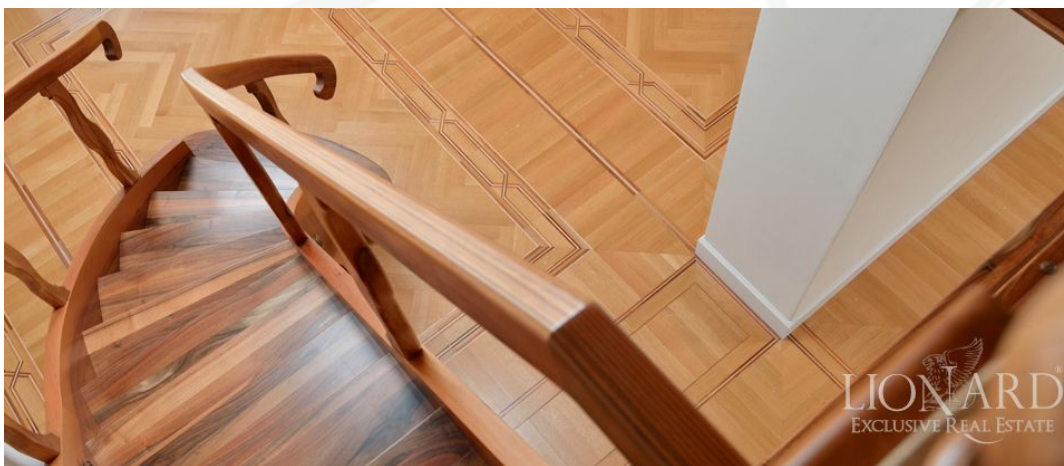
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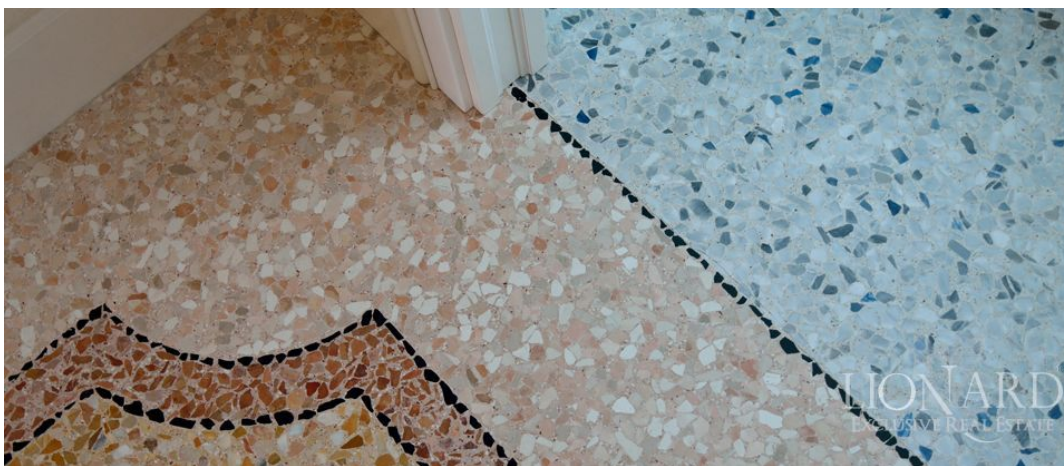


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