



Rif. 1345



Lionard S.p.A.

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Lake Maggiore Luxury Villa with Pool on the Banks of Lake Maggiore



DESCRIPTION

In a quiet bay on the shore of **Lake Maggiore**, this enchanting luxury villa with panoramic swimming pool is **for sale**.

The property has an internal surface area of 285 m² and is spread out on 3 levels.

At the entrance there is a large living room, the master bedroom, 2 single bedrooms, 2 bathrooms and a spa area with a hot tub.

On the 2nd floor there is a large living room with panoramic view and terrace, a kitchen, a master bedroom, a double bedroom, a wardrobe, a bathroom and a study, with a lovely view of the bay.

The third floor and last floor houses a hobby room, easily convertible into a living room or bedroom. The property is finally equipped with cellar and storage.

A lush garden of 1,000 m² on multiple levels surrounds the property, with a small vegetable and herb garden, and over 50 different species of plants including azaleas, camellias, palms, olive trees, and lemon trees. The floor at the entrance of the garden is home to a magnificent saltwater pool with

heated Jacuzzi, perfect for a hot bath outdoors during the winter season. The highest part of the garden instead welcomes us with a beautiful, shaded barbecue area, ideal for summer barbecues and al fresco dining.

In front of the **villa** there is a port with a private boat dock, while on the road adjacent to the property there is enclosed private parking.

One step away from the town and from the services, this **luxurious villa for sale on Lake Maggiore** is a true oasis of tranquility, immersed in one of the most-loved locations in Italy.

TECHNICAL DETAILS

LOCATION

The Italian lakes, destination for years for the national and international jet-set, is home to wonderful **dream homes** and over the years there have been more and more requests from customers, both Italian and foreign.

Lake Maggiore, with its pleasant, mild climate and the private placement among the beautiful hills of Lombardy and Piedmont, is one of the most desirable locations.

Temperatures that are not too cold in winter and cool in the hot summer days give this area a rich variety of flowers and plants typical of the sub-tropical areas: the most common plants are lemon trees, olive trees and laurel, but also camellias; rhododendrons, azaleas and camellias.

An exclusive location, where the **villas for sale** are among the most sought after and desired.

Region: Piedmont

Province: Novara

Area: Lake Maggiore

Internal surface area: 285 m2

External surface area: 1,000 m2

3 floors

Pools

Outdoor jacuzzi

Private fenced in parking

Barbecue area

Spa

Private boat dock

Milan 75 km - Novara 70 km - Varese 50 km - Como 70 km - Turin 130 km Rif.: 1345

Price: 1,300,000



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PROPERTY PHOTOS



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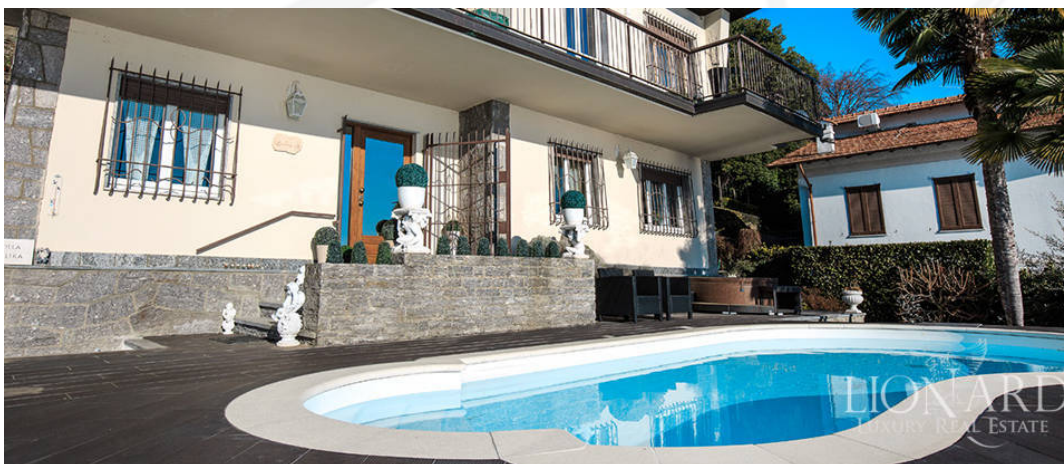


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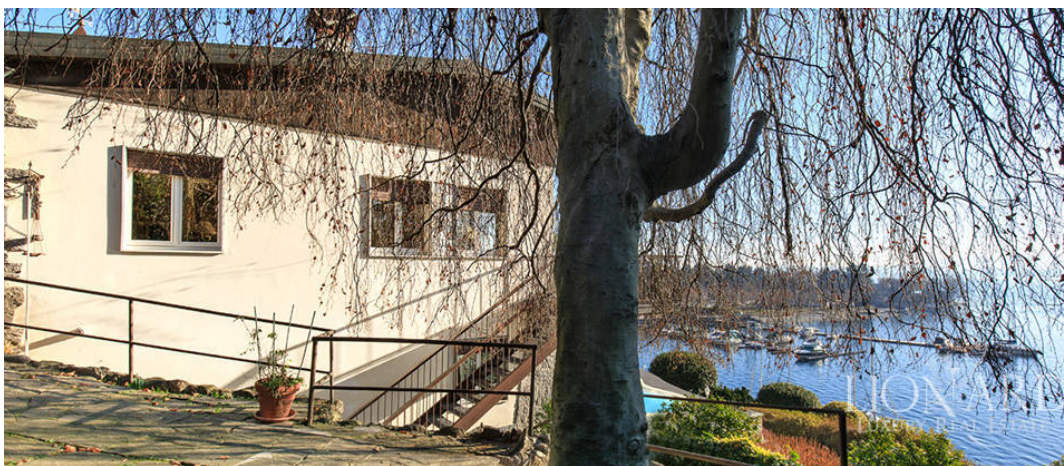


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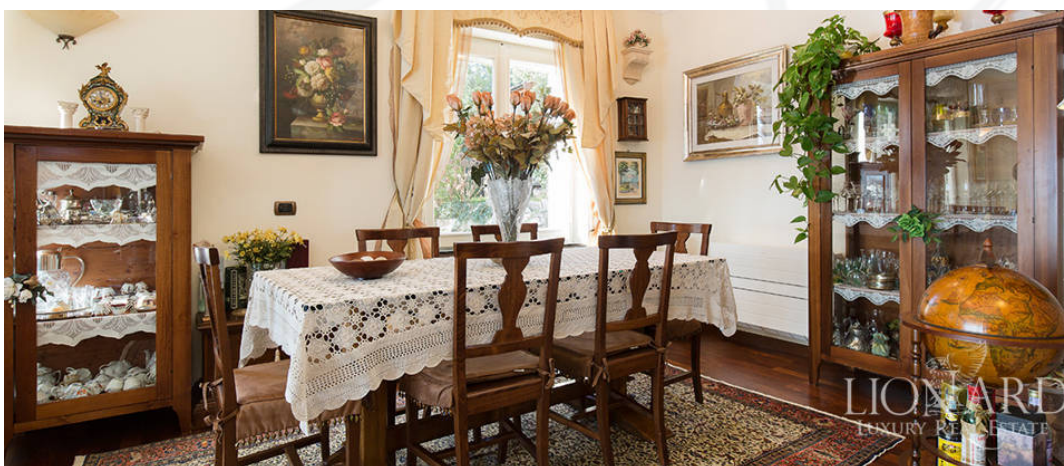
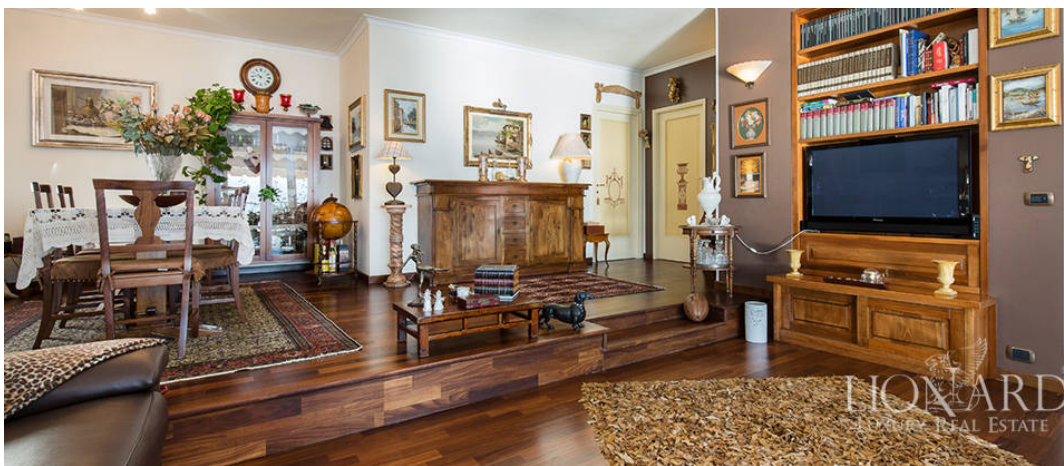
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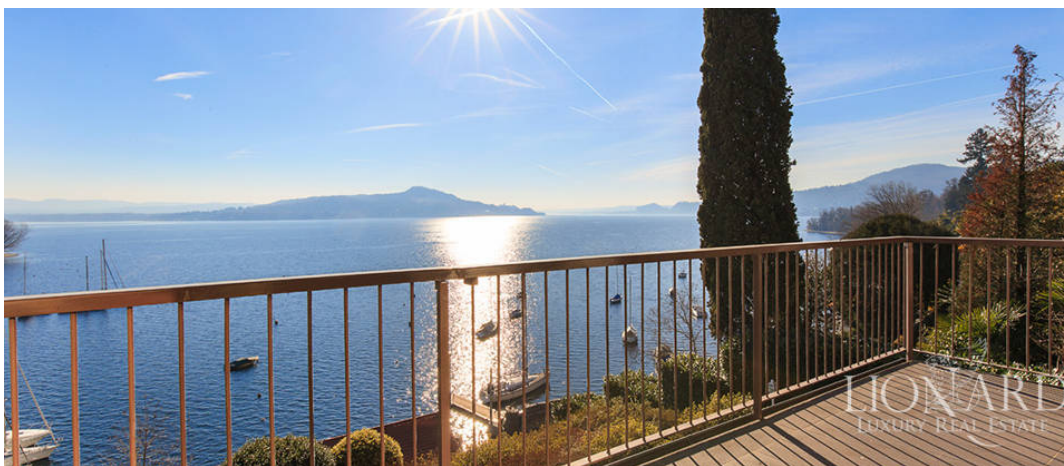


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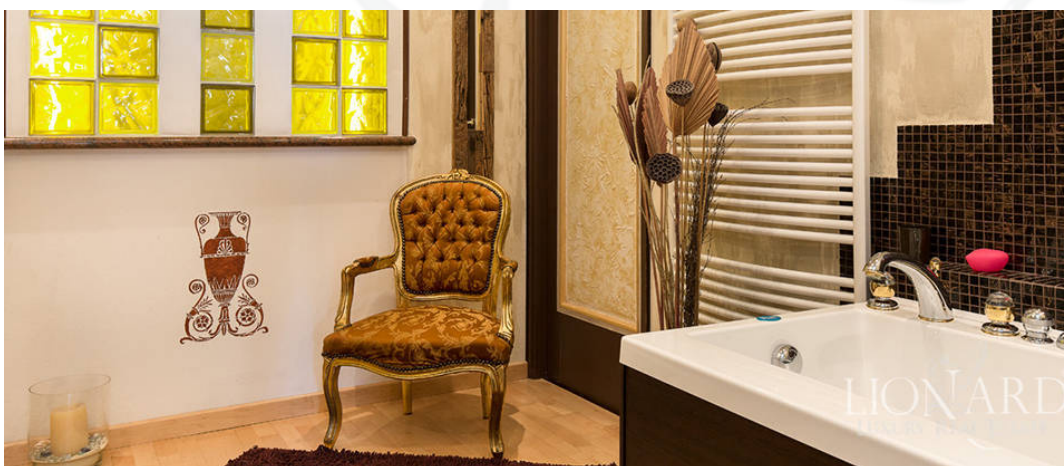
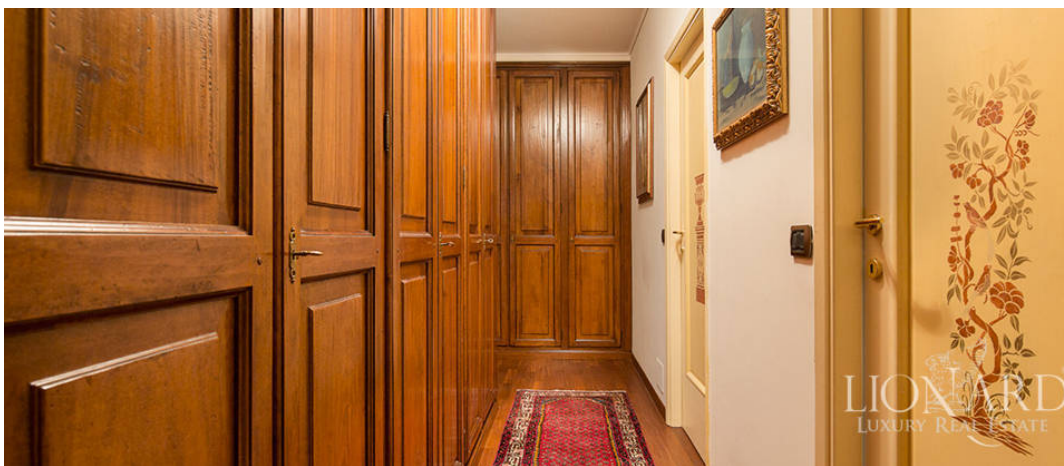


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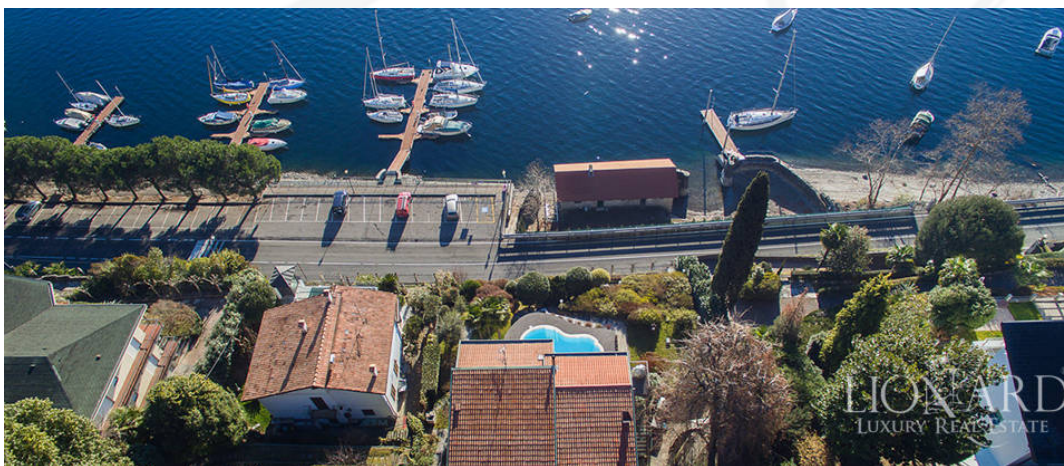


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