

## Verbania, Villa in Vendita



**400 mq | : 3 | : 4 | : 7**

VERBANIA - MONTE ROSSO  
PRESTIGIOUS VILLA WITH PARK, LAKE VIEW AND ANNEXE

This stately residence is located on the first heights of Monte Rosso in Verbania, in a dominant and sunny position. It is surrounded by a park of about 2,300 square metres, well planted and cared for, bordered by stone walls covered with hedges and flowers.

The property is accessed through a beautiful wrought-iron gate and the porphyry road leads directly to the flat garden, the romantic terrace with lake view and the entrance to the house.

The villa, measuring approximately 450 sqm, is arranged on several levels:

On the ground floor is the large garage of about 41 sqm with adjoining laundry room and technical room.

On the first floor, which can be accessed both from the internal staircase connected to the garage and from an external stone staircase, there is a splendid and spacious living room with fireplace and a balcony of more than 20 sqm from which one can admire the wonderful lake view.

The dining room is located next to the kitchen and has direct access to the wonderful outdoor terrace of about 60 sqm, surrounded by greenery and with a view of the lake and mountains.

The hallway leads to the study, wine cellar and bathroom.

The sleeping area is on the upper floor and has three bedrooms, a library, two bathrooms, balcony and terrace.

One bedroom has access to a 40 sqm terrace; the library and another room, used as a painting studio, overlook the 20 sqm balcony.

On the upper floor there is a large attic that offers the possibility of becoming habitable.

The villa is elegant in its structure and finishes, the materials are refined and valuable and denote a pleasant refinement.

Within the property there is also an outbuilding, of approximately 80 sqm, on two levels, to be renovated.





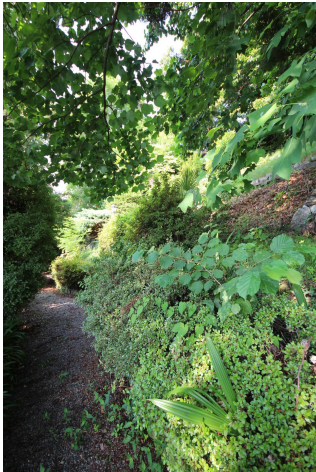
















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