



COLDWELL BANKER
GRUPPO BODINI

Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
P.IVA e C.F.: 11872901001
Tel.: +39 0289776541

Villa for Sell in Ghiffa

📍 Via sant'anna, Verbano-Cusio-Ossola, VB

1.550.000€



Contact info



Coldwell Banker Gruppo Bodini

Matteo Mesiti

Phone: (+39) 02 89776541

Mobile: +393407898517

Email: matteo.mesiti@cbitaly.it

Description

Panoramic Villa with Lake Maggiore Views, Guest House and Private Garden for Sale in Ghiffa – UNESCO Hills, Italy

In a commanding panoramic position overlooking the waters of [Lake Maggiore](#), on the peaceful hills above [Ghiffa](#), this elegant detached villa is set within a private and tranquil natural setting.

The property is located just a few minutes from [Verbania](#) and [Cannero Riviera](#), as well as the renowned [Sacro Monte di Ghiffa](#), a ****UNESCO** World Heritage Site, offering an ideal retreat for those who wish to enjoy the authentic charm of Lake Maggiore in an exclusive and panoramic location.

The villa extends over **three levels** and offers approximately **300 sqm of living space**, complemented by an **independent 70 sqm guest house**. The property has been carefully maintained and periodically updated over the years, with the most recent renovation completed in **2018**, including the installation of a modern kitchen and air conditioning in the bedrooms.

The **ground floor** hosts the bright and welcoming living area, featuring a spacious living room, a dining room, a large fully equipped kitchen, and two bathrooms with showers. These living spaces open onto the outdoor areas, where a charming dining terrace with barbecue provides the perfect setting for al fresco entertaining.

The **sleeping quarters**, arranged across the first and second floors, include **four bedrooms** and **two full bathrooms**. One of the bedrooms also features a convenient kitchenette. Most rooms enjoy beautiful open views over Lake Maggiore, while the first floor also offers a **panoramic terrace**, ideal for relaxing while admiring the surrounding landscape.

The property also includes a **separate guest house of approximately 70 sqm**, featuring a living room with open kitchen, a double bedroom, and a bathroom with shower, ensuring privacy and comfort for guests or staff.

The villa is surrounded by a beautifully maintained **1,600 sqm private garden**, designed with several outdoor living areas including a sun terrace, shaded relaxation spaces, and areas for outdoor dining.

Access to the property is through an **electric gate** and a private driveway. Within the grounds there is a covered parking area and ample space for several vehicles.

Additional features include an **external-access laundry room**, **wine cellar**, **technical room**, **automatic irrigation system**, and **wooden double-glazed windows with mosquito screens**.

This property represents a rare opportunity to own a villa with **spectacular lake views**, **generous living spaces**, and **exceptional privacy**, ideal both as a primary residence and as a refined lakeside retreat on Lake Maggiore.

Details

 Property ID: CBI112-2916-301478	 Surface: 370.00 m²
 Rooms: 5	 Garden: Privato, 1.600 sqm
 Bathrooms: 4	 Energy Class: G EP glnr: 347.00 kwh/m²
 Bedrooms: 4	

Property Features

 Conservation status: Renovated	 Current condition: Free upon deed
 Surface: 370.00 m²	 Rooms: 5
 Bedrooms: 4	 Bathrooms: 4
 Kitchen: Habitable	 Balconies: Presente
 Shower: Yes	 Parking space: Covered
 Garden: Private, 1.600 sqm	 Fireplace: Yes
 Terrace: Present	 Parquet : Yes

Nearby



Gyms



Beauty centres



Soccer fields



Sport centres



Tennis courts



Cycle paths



Playgrounds



Rail station



Public transports



Nursery school



Primary schools



Secondary schools



High school



Bar



Post offices



Shopping centres



Municipal office

Images







