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Indipendent house for Sell in Pettenasco - Area: Pratolungo

📍 Via Luneglio, Novara, 28028 (NO)

620.000€



Contact info



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Description

Renovated Villa with Breathtaking Views, Garden, and Panoramic Terrace in Pettenasco

Property Overview

Nestled in the heart of Pratolungo-the most exclusive and serene hillside residential area in Pettenasco-we proudly offer for sale a splendid, fully renovated detached villa boasting spectacular lake views. Surrounded by lush greenery and bathed in sunlight throughout the day thanks to its prime exposure, this property represents a true oasis of peace overlooking the magnificent Lake Orta.

The villa is framed by a beautiful 1,000 sqm private landscaped garden, which offers the potential to build a swimming pool. Leading up to the entrance, a spacious tiled terrace provides the perfect setting for outdoor dining and entertaining.

Internal Layout

- **Ground Floor (Living & Guest Area):** Entry opens onto a spacious, light-filled living room facing southeast, featuring a large picture window carefully designed to admire San Giulio Island directly from the sofa. The open-plan kitchen (included in the sale price) offers direct access to a cool, private corner of the garden. This floor also includes two double bedrooms and a very generous bathroom with a walk-in shower.
- **First Floor (Master Suite):** An exclusive master bedroom featuring a cleverly designed en-suite bathroom split into two distinct areas (one with a shower and sink, and a separate one for the toilet and second washbasin). From the suite, you access an incredible panoramic terrace of nearly 30 sqm-a rare find for the area-offering an unobstructed, commanding view of Lake Orta.
- **Basement / Utility Area:** A large basement space featuring a dedicated laundry setup, boiler room, and a substantial storage area, perfect for securing bicycles and summer outdoor furniture.

The estate is completed by a private, convenient parking area accommodating up to three cars.

The home offers maximum comfort and guarantees significant savings on utility bills. During recent renovations, an external thermal insulation was installed, ensuring a moderate and pleasant climate in winter and a cool home in summer.

The property also features an independent heating system with a latest-generation methane gas condensing boiler and is pre-wired for air conditioning.

The hamlet of Pratolungo is a highly sought-after hillside location, surrounded by greenery and far from the traffic of the lakeside town of Pettenasco, a village located on Lake Orta, one of the cleanest and most beautiful lakes in Europe. The villa's location is ideal for travel and offers convenient transport links. It is a short distance from the Pettenasco train station (Domodossola-Novara line), ideal for car-free travel, and just 3 km from the renowned medieval village of Orta San Giulio and its famous island. Furthermore, the property is just 25 km from the shores of Lake Maggiore and the beautiful town of Stresa, and only 50 km from Milan Malpensa International Airport.

This exceptional accessibility makes it a perfect solution both as a holiday home and as an ideal investment for foreign clients.

This property combines an unrivaled lake view, spacious outdoor spaces, and ultimate privacy and tranquility.

Don't miss this unique opportunity. Contact us now for more information and to schedule an on-site viewing!

For more information or to schedule an appointment, contact us at +39 0289776541 or email bodinimilano@cbitaly.it or www.gruppobodini.com

Details

 Property ID: CBI112-3191-301524	 Surface: 180.00 m²
 Rooms: 4	 Bathrooms: 2
 Energy Class: D EP glnr: 186.92 kwh/m²	 Bedrooms: 3

Property Features

 Floor: On two levels	 Conservation status: Renovated
 Current condition: Free upon deed	 Surface: 180.00 m²
 Rooms: 4	 Bedrooms: 3
 Bathrooms: 2	 Kitchen: Exposed
 Position: Peripheral	 Shower: Yes
 Parking space: Uncovered	 Garden: Private,
 Terrace: Present	

Nearby

 Tennis courts	 Playgrounds	 Rail station
 Bar		

Images







