



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

## Villa mit splendid view, Monterosso, Verbania Suna Alta, Lake Maggiore



IT-0577-KA

Panoramic view  
28922 Verbania  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	28922
<b>Country</b>	Italy
<b>City</b>	Verbania
<b>Additional geographical information</b>	Lago Maggiore
<b>Living space</b>	approx. 500 m <sup>2</sup>
<b>Number of rooms</b>	6
<b>Plot size</b>	approx. 60.000 m <sup>2</sup>
<b>Number of bedrooms</b>	4
<b>Number of bathrooms</b>	3
<b>Asking price</b>	1.500.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Escape to your private oasis nestled in the heart of Monterosso, on the hill of Verbania, where this exquisite villa offers a harmonious blend of tranquility and panoramic beauty. This unique property boasts unrivaled panoramic views overlooking the pristine waters of Lake Maggiore, set against the backdrop of the Val Grande National Park. With a sunny, south-facing orientation and sprawling 6-hectare land, this residence is a true haven for nature enthusiasts. This villa boasts a prime location, surrounded by lush woods and offering breathtaking views of the lake. The property is partially terraced and forested, creating a private haven.

The villa's ground floor welcomes you with a cozy living room featuring a fireplace and a side study. Following, the kitchen opens to a delightful greenhouse with sliding glass windows, providing a seamless connection to the outdoors. A master bedroom with larch parquet flooring, other three smaller bedrooms and two bathrooms complete the main living space.

Descend the internal staircase to discover the lower level, offering practical amenities including three garages, a spacious tavern with a kitchen and stove, a cellar, and a bathroom with laundry facilities.

The property is equipped with energy-efficient features, including double-glazed windows, a crawl space of 70/80cm, a solar hot water system, and a photovoltaic system. Heating is provided by a wood boiler with reversed flame coupled with a pellet boiler featuring automatic loading. Two large storage tanks (1.5 thousand liters each) and two tunnels contribute to the property's functionality.

Explore the expansive grounds, featuring a former nursery and a disused pond, adding character and potential for further development.

This exceptional property is offered for sale as bare ownership, providing a unique opportunity to make this sanctuary your own.

Immerse yourself in the tranquility of Monterosso, where the beauty of nature and the comfort of a well-appointed home converge seamlessly. Don't miss the chance to call this panoramic Lake Maggiore view villa your own.

## Location

Monterosso, Verbania



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**Your contact person**

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