



## Villa for Sale in Ghiffa Susello

€ 6.800.000 negotiable

Ref. CBI135-2837-1563



**948 sq.m | Bathrooms: 11 | Bedrooms: 9 | Rooms: 14**

Historic villa with botanical park and lake view in Ghiffa, overlooking Lake Maggiore, is Villa Ada Troubetzkoy, built in the second half of the 19th century by the Russian prince Pyotr Petrovich Troubetzkoy for himself and his second wife, the American singer Ada Winans.

The villa was conceived as a family home and a meeting place for personalities from the world of culture and politics. Among its guests: Daniele Ranzoni, Tranquillo Cremona, Giuseppe Grandi, Cesare Correnti and Ulysses S. Grant and Isma'il Pasha.

In 2007, the Prothmann family acquired the property and promoted a careful conservative restoration project, with the aim of enhancing the historical and architectural heritage of the villa and the park.

The estate includes the main villa, a greenhouse and a lakefront orangery, immersed in a historic botanical park of over 23,000 m<sup>2</sup>. The natural context is of great value and the residence offers maximum living comfort.

**Internal spaces**The main villa is spread over three levels for a total of approximately 900 m<sup>2</sup>.

**Ground floor:** living room with fireplace and covered terrace, music room, dining room, eat-in kitchen and guest bathroom.  
**Mezzanine:** apartment with living room and kitchenette, bedroom and bathroom.  
**First floor:** two apartments, each with private bathroom and kitchenette, bedrooms with fireplace and an additional bathroom.  
**Second floor:** three apartments with private bathroom and kitchenette. A fourth apartment including two rooms, kitchen, bathroom and balcony.  
**Basement:** technical rooms with heating system



and laundry.

The property is completed by:

Serra: composed of two apartments, each with kitchenette and bathroom. Orangerie: large room with fireplace, kitchen and pizza oven, ideal for hospitality or convivial moments.

Outdoor spaces and services The botanical park surrounding the villa offers a variety of rare and exotic plants from all over the world.

Species present include Japanese camellias, camphor trees, ginkgos, American red oaks, magnolias, cedars, yews, Chilean palms and Australian acacias, as well as numerous European specimens.

The garden is crossed by a main gravel driveway, accessible by vehicles and bordered by an electronic gate, as well as paved side paths, partly equipped with handrails.

The entire context guarantees privacy, suggestive scenarios and a perfect integration with the landscape of Lake Maggiore.

Location and connections The location of Villa Ada Troubetzkoy guarantees tranquility and privacy, while remaining a short distance from Verbania and the main services.

Switzerland is easily accessible by car, as are the main towns on the lake.

Milan Malpensa Airport is approximately an hour and a half away.

## Certification

**Energy Class:** E

## Property Informations

**Address:** Corso Belvedere, 35

**Zip Code:** 28055

**Bedrooms:** 9

**Bathrooms:** 11

**Rooms:** 14

**Internal condition:** Excellent

---> data\_operazione <---: 0000-00-00

---> esclusiva <---: 1

: 0000-00-00

**Floor:** On two levels

**Total floors:** 4

**Parking space:** Uncovered

**Lift:** Yes

**Date of construction:** 1865

**Current Status:** Available after the deed of sale

**Balconies:** Present

**Terrace:** Present

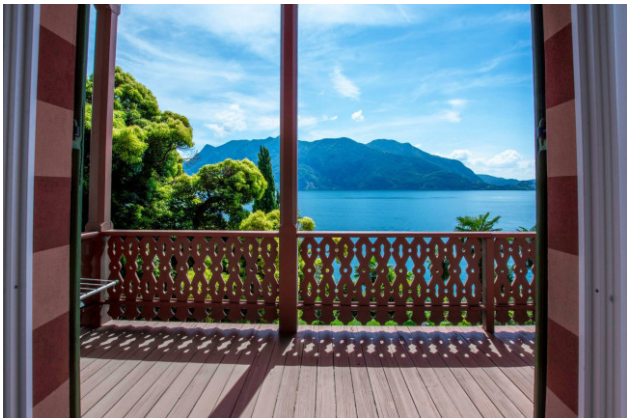
**Garden:** Private

**Kitchen:** Eat-in kitchen









**Immobiliare Morabito**

Corso Sempione, 44 - Milano (MI) - Phone number +(39) 3492795950  
morabito@cbitaly.it - <https://www.coldwellbankerluxury.it/en>  
VAT 04954530962



