



## Villa for Sale in Ghiffa

### € 1.550.000

### Ref. CBI112-2916-301478



**370 sq.m | Bathrooms: 4 | Bedrooms: 4 | Rooms: 5**

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.

## Property Informations

<b>Address:</b> Via sant[ ]anna	<b>Bedrooms:</b> 4
<b>Bathrooms:</b> 4	<b>Rooms:</b> 5
<b>Internal condition:</b> Restored	<b>---</b> > data_operazione < ---: 0000-00-00
: 0000-00-00	<b>Parking space:</b> Covered
<b>Suitable for Students:</b> Yes	<b>Date of construction:</b> 1900
<b>Current Status:</b> Available after the deed of sale	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 1.600 sq.m
<b>Kitchen:</b> Eat-in kitchen	: Yes











