Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

# Villa for Sale in Ghiffa
# € 1.550.000
## Ref. CBI112-2916-301478



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

**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

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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

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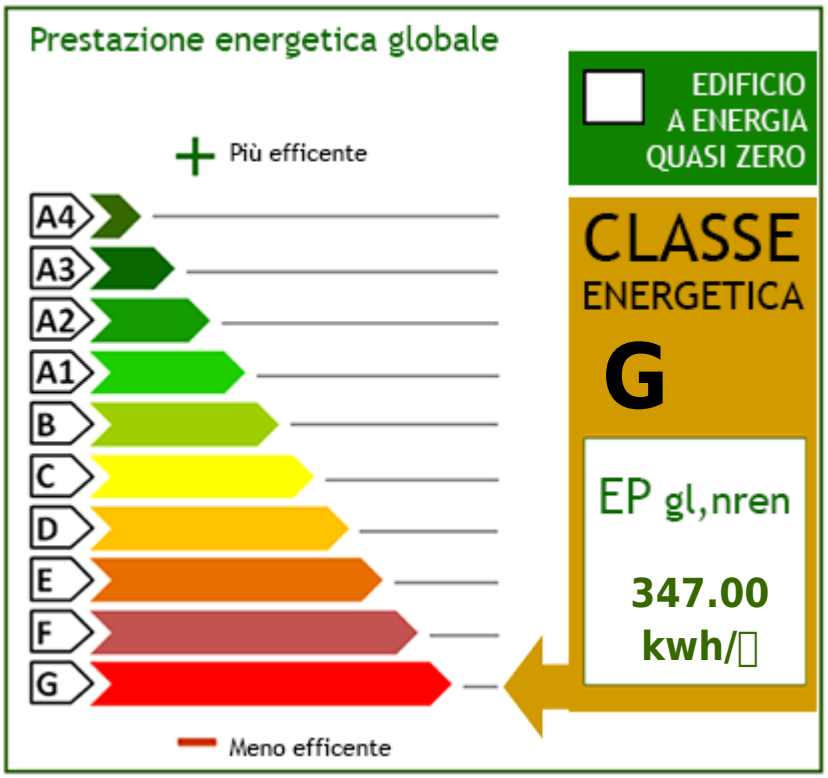
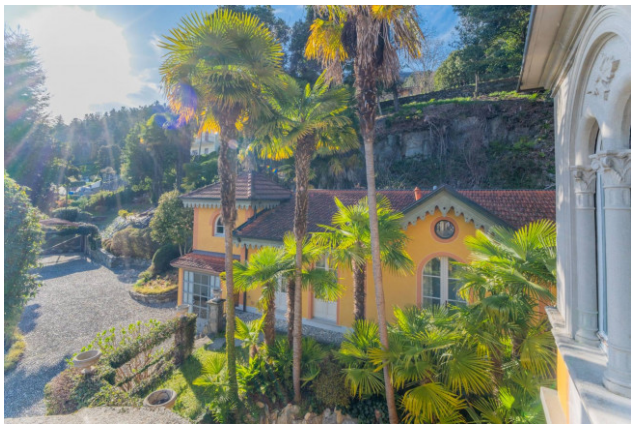
|---|---|
| **Address**: Via sant□anna | **Bedrooms**: 4 |
| **Bathrooms**: 4 | **Rooms**: 5 |
| **Internal condition**: Restored | **---> data_operazione <---**: 0000-00-00 |
| : 0000-00-00 | **Parking space**: Covered |
| **Suitable for Students**: Yes | **Date of construction**: 1900 |
| **Current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



















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