Lago Maggiore

Brezzo di Bedero

Ref. 6649: Villa with guest house and stunning views over Lake Maggiore
Asking Price: € 895.000



Description

Brezzo di Bedero – Exclusive villa with guest accommodation and stunning views over Lake Maggiore

In Brezzo di Bedero, we are offering this elegant detached villa with a fully self-contained guest house for sale. The property is situated in a peaceful, leafy residential area and enjoys magnificent views over Lake Maggiore. The location offers plenty of privacy, tranquillity and beautiful natural surroundings, whilst key amenities and the lake's shores are just a few minutes' away.

The villa was built in 1993, with particular attention paid to build quality and the use of characteristic local materials. For instance, the façade is finished with beautifully crafted natural stone from the mountains, giving the property an authentic and timeless appearance. Over the years, the property has been further enhanced and improved. For instance, the guest house was completely renovated in 2020, and in 2025 the covered veranda overlooking the lake was completed. This has since become one of the most attractive spots on the plot.

The main house has a living area of approximately 270 m², spread over two storeys, and is surrounded by a beautifully landscaped private garden of approximately 1,200 m², where you can enjoy the outdoors to the full in every season.

On entering, you are welcomed into a spacious living room with high ceilings, a cosy, ventilated wood-burning open fireplace and a light-filled dining room. The separate kitchen-diner is directly connected to the main living areas. Also on this floor is a second dining area with a fireplace, which is also fitted out for use as a cooking area with a wood-burning stove and oven. An ideal spot for cosy dinners and memorable moments with family and friends.

This floor also features a guest toilet, a characteristic wine cellar and direct access to the covered veranda and the garden.

The upper floor houses the sleeping quarters of the main residence, comprising three bedrooms and three bathrooms. The spacious master bedroom has an en-suite bathroom with a bath. One of the other bathrooms is stylishly finished with a double marble washbasin.

Adjacent to the villa is the fully self-contained guest house, which was completely renovated in 2020. It comprises a living room with a kitchen, a bedroom, a bathroom and a mezzanine. An ideal accommodation for guests or family members, but also perfectly suited as a self-contained workspace or home practice. Thanks to its separate layout, the guest house offers plenty of privacy and independence.

The outdoor space has also been thoughtfully designed to allow you to make the most of this special location. The garden, covering approximately 1,200 m², offers a variety of lovely vistas and panoramic views across the lake. In addition, the plot features a practical outdoor storage shed and a utility room.

The covered veranda forms a natural extension of the living room and is ideal for long lunches, al fresco dinners and relaxing moments with views over Lake Maggiore.

The facilities are complemented by a carport with space for two cars, an electrically operated entrance gate and two separate access points to the plot, all of which contribute to the property's comfort and functionality.

Technical features and finishes

In terms of construction, this villa also offers a range of high-quality features, including:

- Underfloor heating.
- UPVC window frames with double glazing.
- Terracotta tiled floors.
- Ventilated crawl space.
- Insulated roof structure with 17 cm of insulation.

These features contribute to a pleasant living environment and good energy efficiency.

A unique opportunity to live by Lake Maggiore

This exclusive villa is an excellent choice for anyone seeking a comfortable and characterful home on Lake Maggiore, where space, privacy and stunning views come together.

The property is ideally suited as a permanent family home, but also offers everything needed for an exclusive second home in Italy. The self-contained guest accommodation, with its own bedroom and bathroom, adds significant value: ideal for hosting family and friends in complete comfort or for creating a fully separate, private space for work or other personal purposes.

Pictures

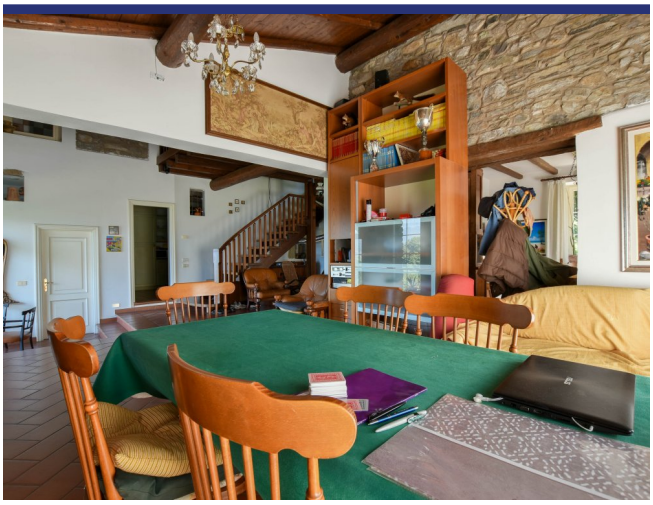






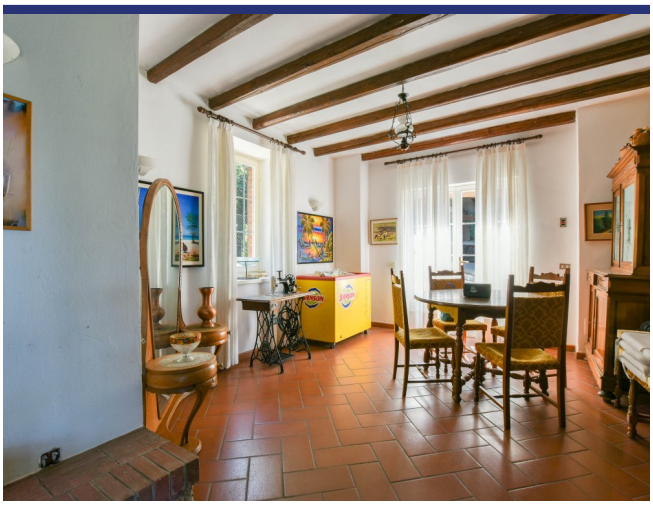








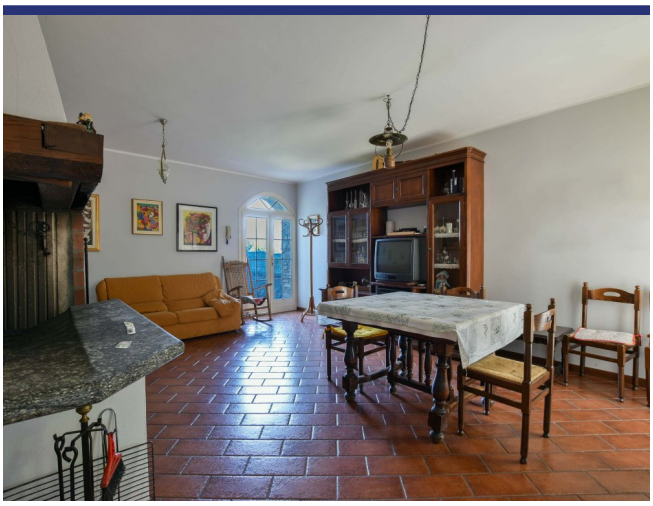






















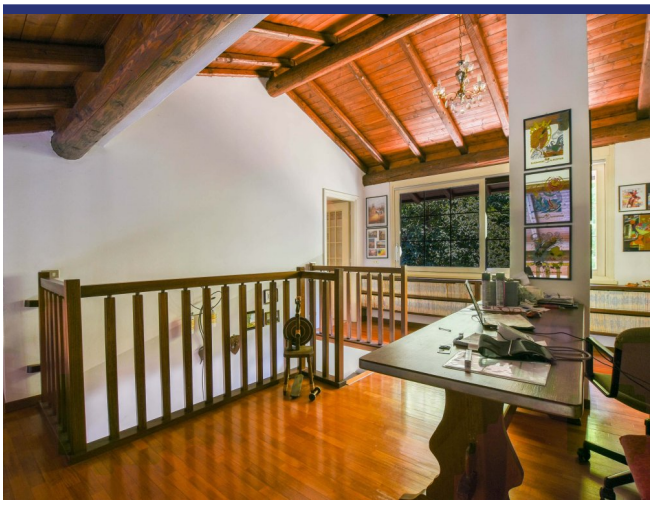


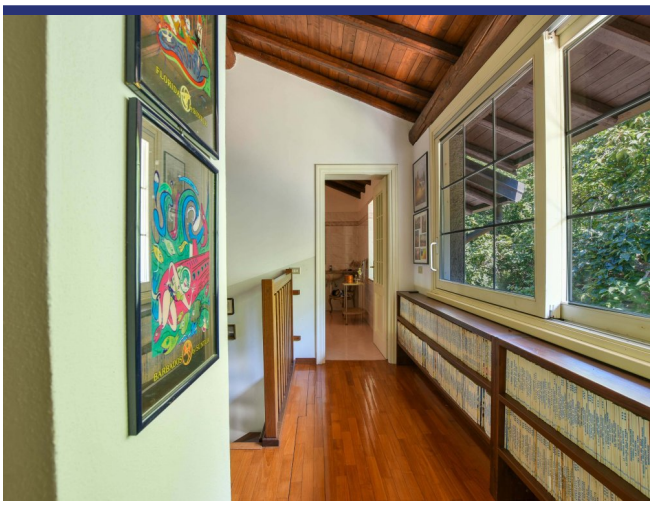




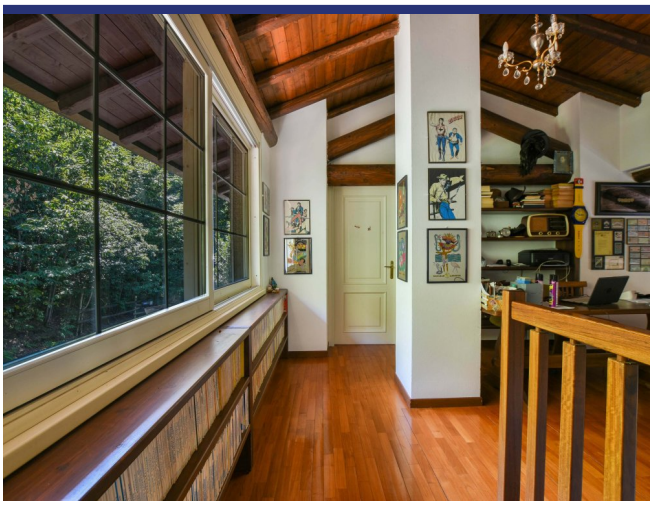


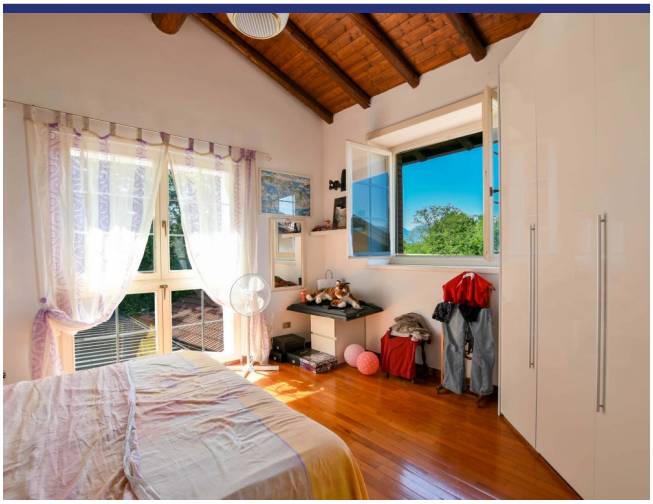














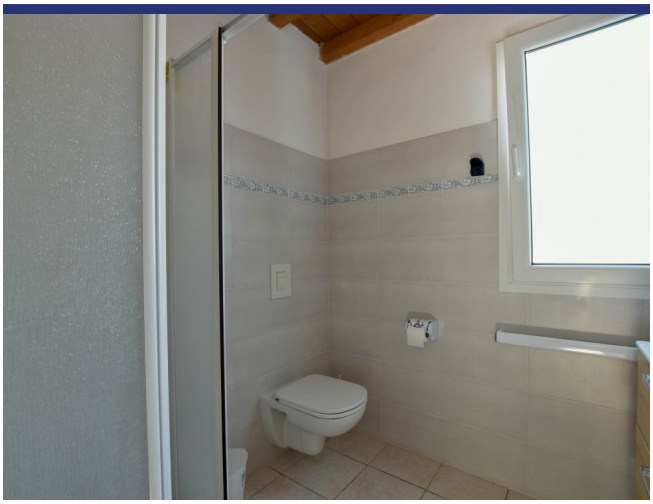








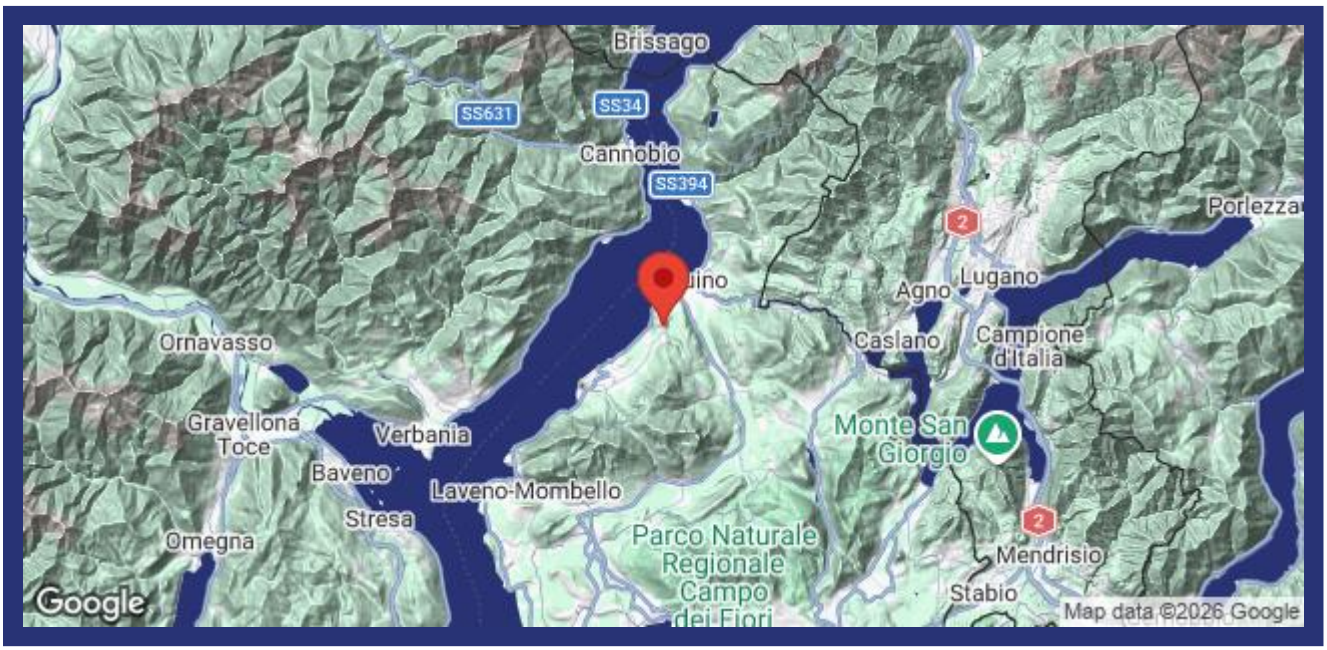








Location & Details



(Map does not indicate the exact location of the property)

- Reference: 6649
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Airco
- Garage: Parking Space
- Guesthouse: Yes
- Asking Price: € 895.000

- Floorspace: 270 m^2
- SQM Plot: 1200 m^2
- Bedrooms: 4
- Bathrooms: 4
- Rental Potential: Good
- Condition of the Property: Good
- Status: Available

Information

Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee a for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

More Information or Questions?

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