Lago Maggiore

Orino

Ref. 6648: Historic villa overlooking Lake Maggiore
Asking Price: € 1.290.000



Description

Historic villa overlooking Lake Maggiore

In Orino, in an elevated and panoramic location, we are offering this distinctive historic Art Nouveau (Jugendstil) villa for sale. The villa is surrounded by a private garden of approximately 2,800 m² and enjoys stunning views over Lake Maggiore and the Monte Rosa massif. The peaceful, leafy setting offers plenty of privacy, whilst the property is situated a short distance from key amenities and transport links.

The villa was built in 1912, with an extension added later and completed in 1922. The property has retained various original architectural features, including the distinctive internal staircase and authentic flooring. Over the years, various maintenance and renovation works have been carried out. For instance, a renovation took place in 2010, the floors in both living rooms were replaced in 2021, and the roof was completely re-roofed between 2021 and 2022.

The villa is spread over four storeys and has a floor area of approximately 344 m². On the ground floor is the entrance, which leads into a hall and a corridor, from which the various living areas can be accessed. This floor features two spacious living rooms, both fitted with a fireplace, and a separate kitchen-diner. The living areas offer direct access to the large terrace, which opens onto the garden and creates a lovely connection between indoors and outdoors. There is also a guest toilet on this floor.

The original internal staircase leads to the first floor, where the sleeping quarters are situated. Here there are three bedrooms, including a spacious master suite with an en-suite bathroom and walk-in wardrobe. One of the bedrooms also opens onto a panoramic terrace.

On the top floor, there are two further bedrooms, a bathroom and various additional rooms currently used as a study and a studio. The characteristic turret leads to the highest point of the villa: a unique roof terrace from which you can enjoy sweeping views over Lake Maggiore and the surrounding countryside.

The basement features several practical rooms, including a cosy taverna, a utility room, a wine cellar and various storage areas.

The villa is surrounded by a beautifully landscaped private garden of approximately 2,800 m², with various spots to relax and socialise. In a more sheltered part of the garden is the swimming pool, where you can enjoy the outdoors in complete privacy. The property is complemented by a garage with space for three cars and a covered parking area.

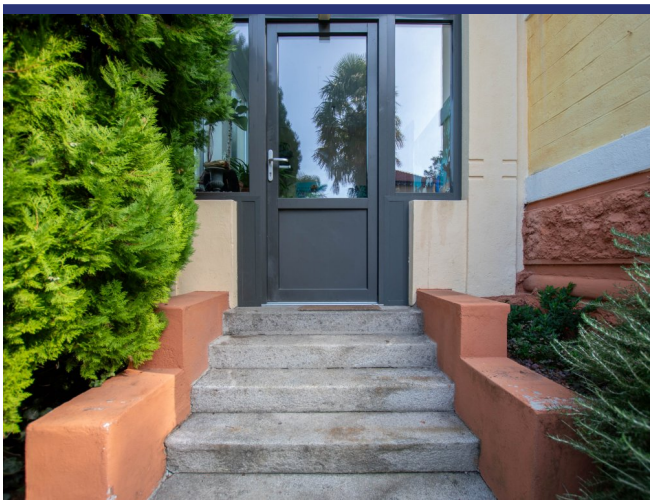
In terms of technical features, the villa has an independent gas-fired heating system with radiators, a condensing boiler installed in 2011 and solar panels for producing hot water. The wooden window frames are double-glazed. At the entrance, the frames have a PVC interior and an aluminium exterior. Furthermore, the property features three fireplaces, a security door, an electric entrance gate and a fibre-optic connection.

The original flooring in the hall and on the internal staircase has been preserved, as have various wooden finishes that contribute to the distinctive character and warm ambience of this historic villa.

This exceptional villa is ideal for anyone seeking a detached property with spacious living areas, a large private garden and stunning views over Lake Maggiore. Thanks to its five bedrooms, various additional rooms and the presence of a swimming pool, the property is ideal as a permanent residence or as an exclusive second home. The layout offers plenty of opportunities for entertaining family and guests, creating a home office or studio, and making the most of the Italian outdoor lifestyle all year round.

Pictures







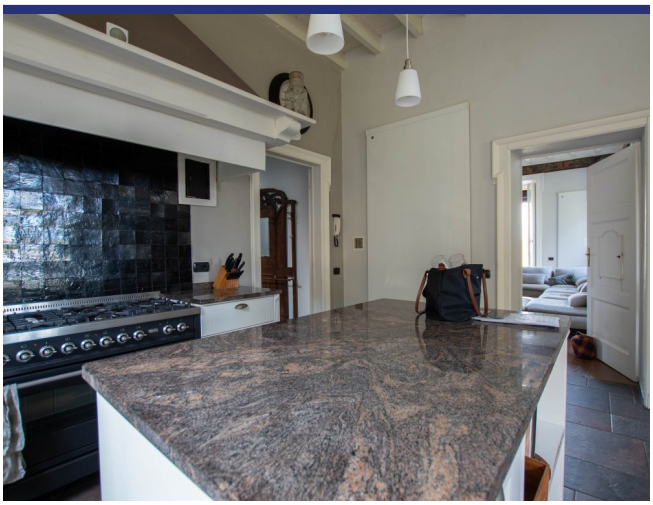












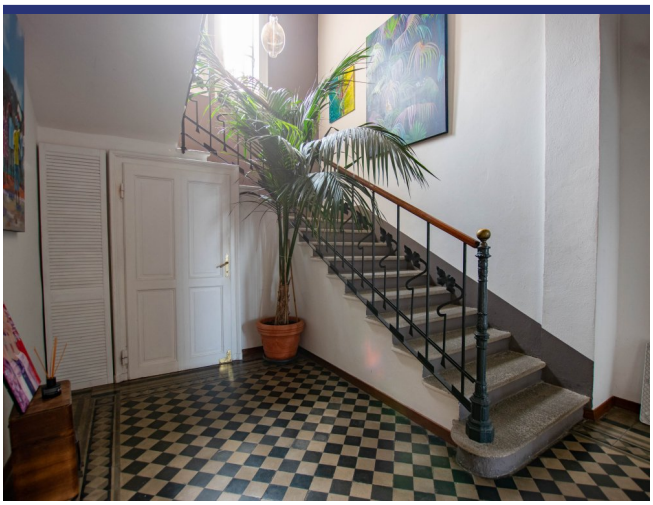










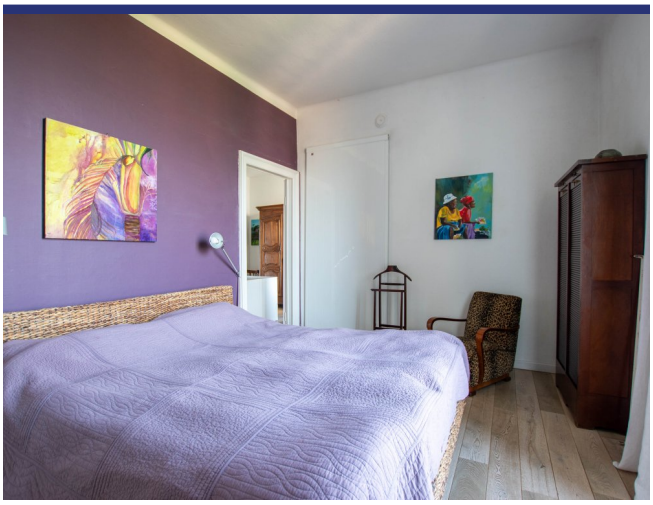


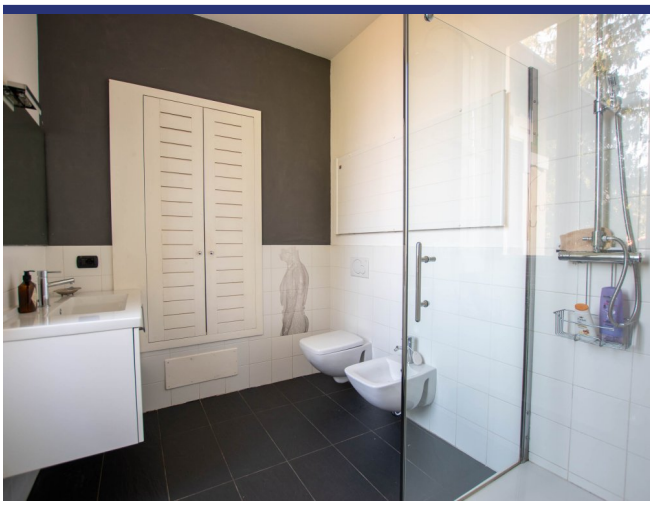


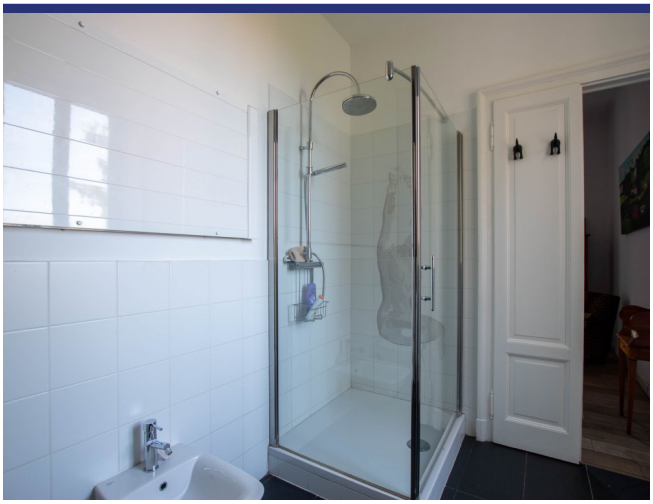


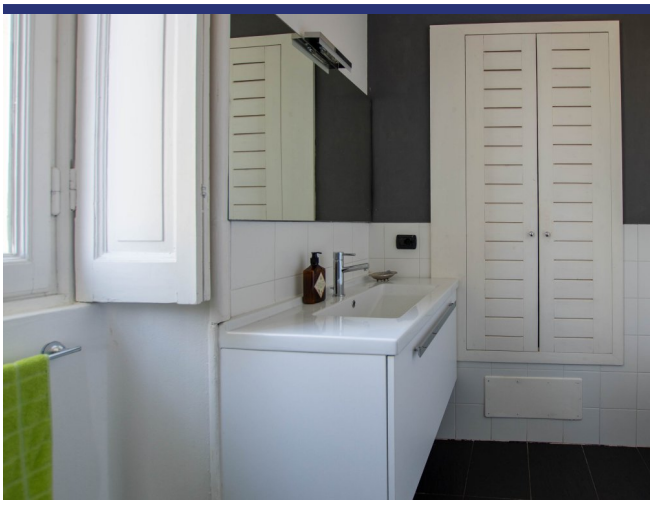


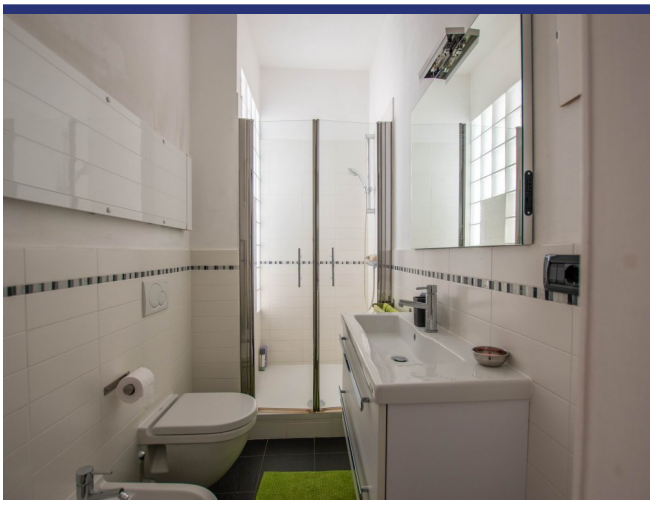






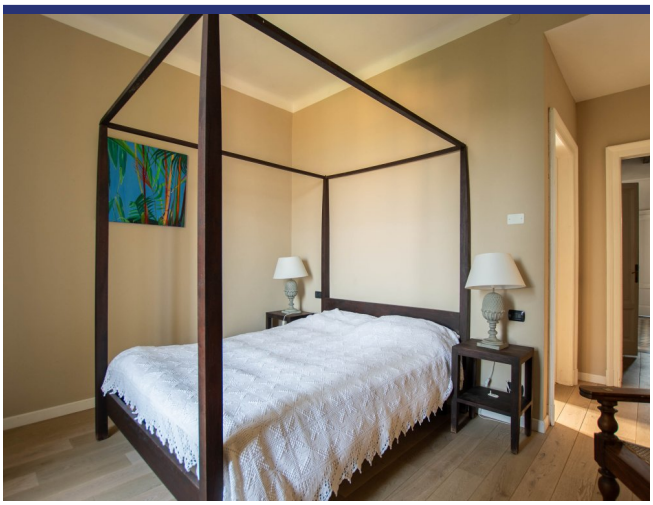


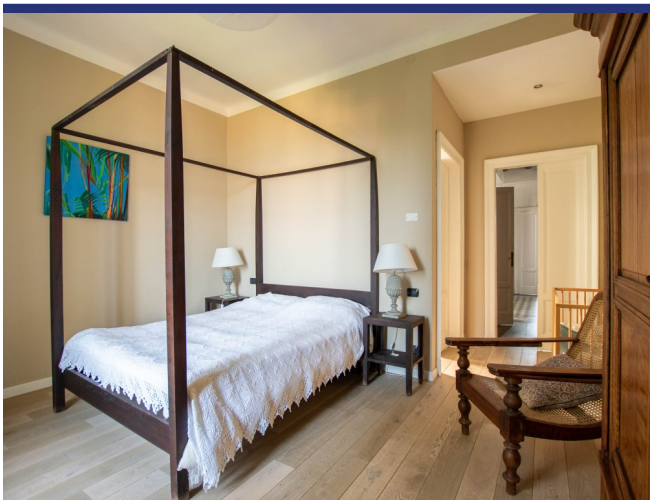






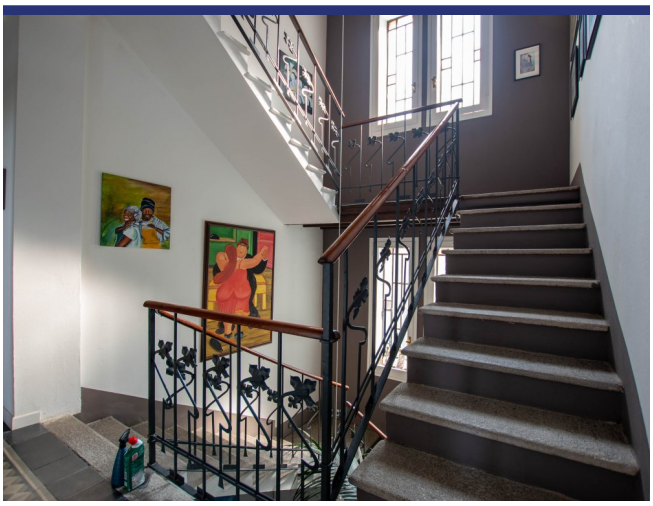


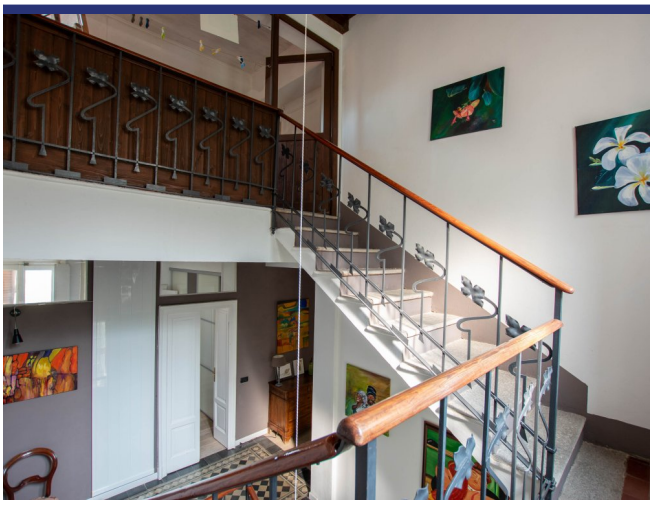


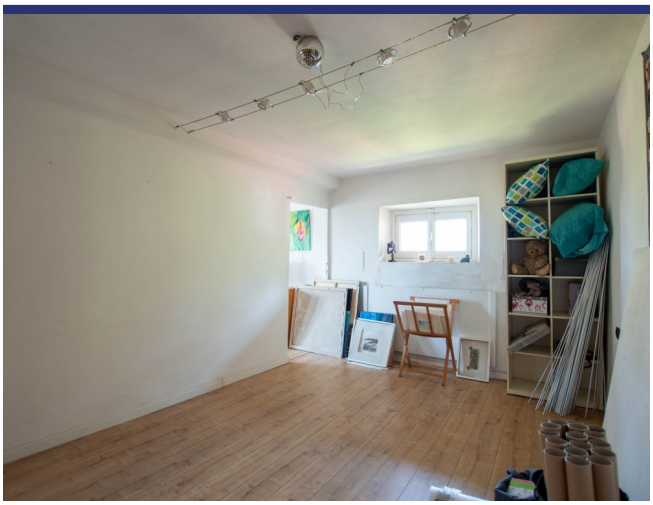


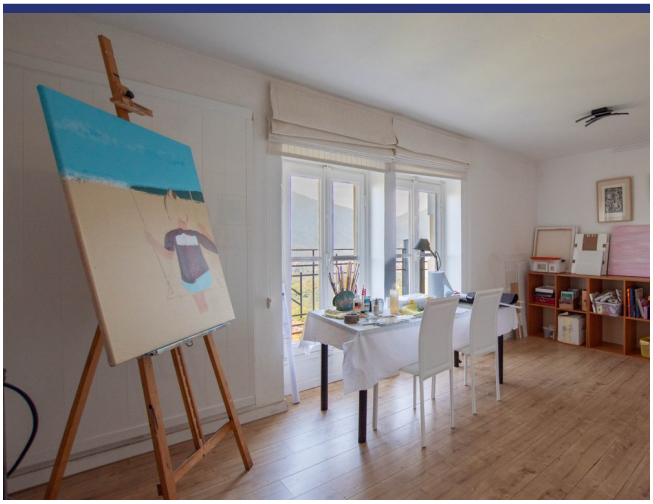


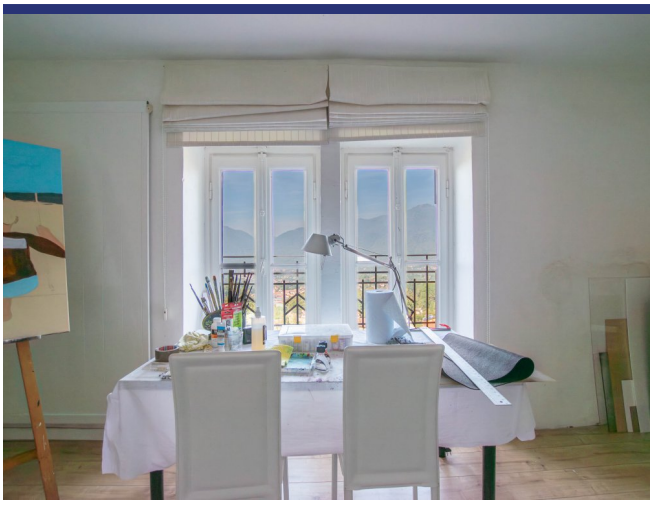




















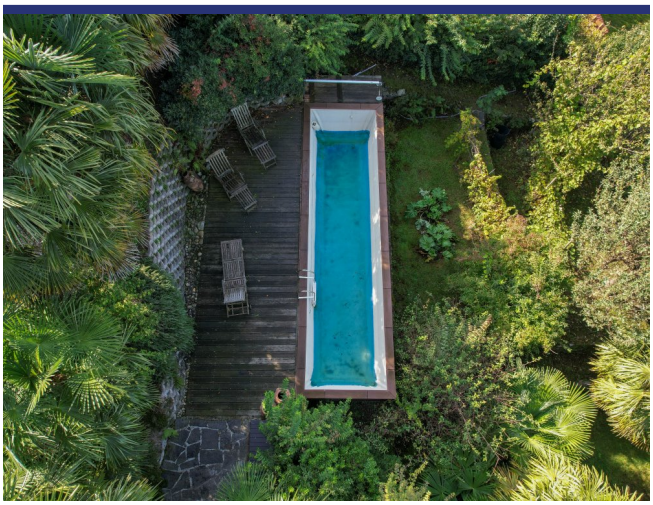












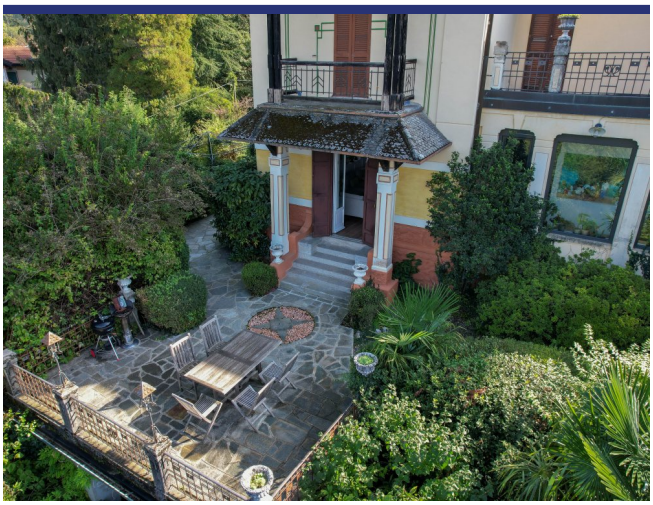




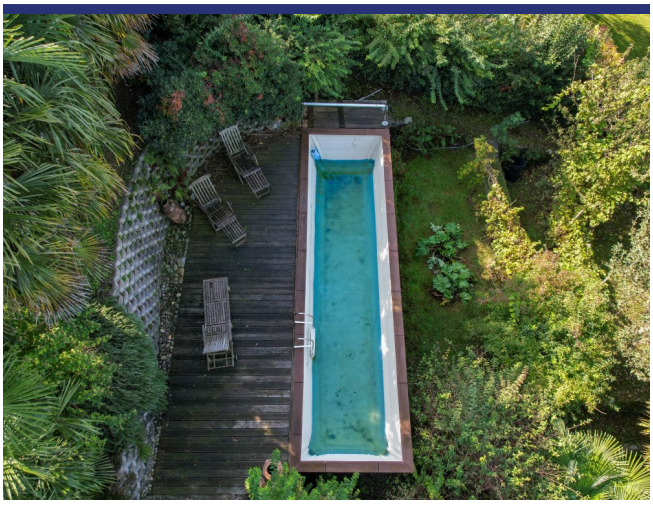










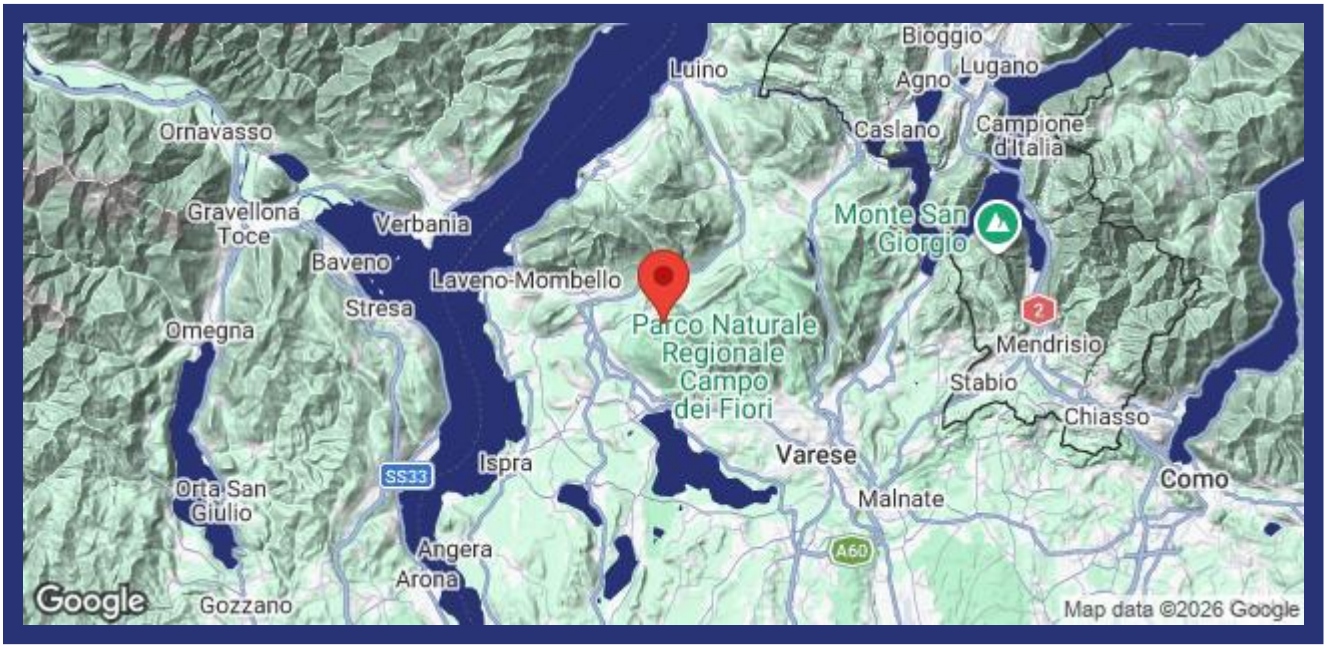








Location & Details



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

- Reference: 6648
- Villa/Farmhouse
- Lakeview
- Panoramic View
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Pool: Yes
- Asking Price: € 1.290.000

- Floorspace: 370 m^2
- SQM Plot: 2800 m^2
- Bedrooms: 5
- Bathrooms: 5
- Rental Potential: Very good
- Condition of the Property: Very 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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