# Lago Maggiore

## Suna - Verbania

Ref. 6632: Suna, Verbania – an exclusive villa with panoramic views of Lake Maggiore
Asking Price: € 1.280.000

# Description

Exclusive villa with panoramic views of Lake Maggiore – Suna, Verbania

Situated in one of Verbania's most peaceful and sought-after locations, perched high above the charming village of Suna, this elegant, detached villa boasts sweeping, unobstructed views across Lake Maggiore and the surrounding countryside.

The property is situated in a discreet, residential area, surrounded by greenery, and, thanks to its favourable orientation, enjoys an abundance of natural light for much of the day. The spacious terrace is the ideal spot to enjoy the panoramic views of the lake and the changing light, from early morning until evening.

A particular highlight of this villa is the combination of privacy, tranquillity and proximity to the lively lakeside atmosphere. The charming Suna promenade, with its restaurants, cafés, local shops and beach facilities, is just a few minutes' walk away. This means you can enjoy a peaceful, private living environment, whilst all the charm and amenities of the lake are within easy reach.

Light-filled living spaces with an open connection to the outdoors

The villa is spread over two living levels and was designed with particular attention to natural light, spaciousness and a harmonious transition between indoor and outdoor spaces.

The main floor welcomes you with a spacious living area, preceded by a covered veranda and connected to the terrace via large windows. This makes Lake Maggiore a natural part of the interior, allowing you to enjoy the stunning views from the property at all times. The open-plan fireplace adds character to the living room and creates a warm, cosy atmosphere during the colder months.

The separate dining room blends seamlessly with the living area and offers direct access to the garden. The kitchen is situated in a separate room and features a dedicated pantry, providing extra comfort and practical storage space.

The sleeping area on this floor comprises two bedrooms, both with direct access to the outdoor space. One bedroom opens onto the terrace, whilst the other offers direct access to the garden. Two bathrooms complete this floor, including the main bathroom with a spa bath.

Exclusive master suite with private wellness area

An elegant, open granite staircase leads to the top floor, where a more intimate and private atmosphere prevails.

Here you'll find the master suite with an en-suite bathroom, fitted with a shower and a sauna. Adjacent to this is a charming attic veranda overlooking the lake. This versatile space can be arranged entirely to suit your own preferences, for example as a home office, gym, reading corner or relaxation area.

Well-maintained private garden and ample parking

The private garden, measuring approximately 600 m², surrounds the villa with lush and carefully maintained planting. Azaleas, rhododendrons and various ornamental plants lend the outdoor space a refined look and provide a varied palette of colours throughout the seasons.

Thanks to the garden's varying levels, there are diverse sightlines and cosy, sheltered corners where you can relax in peace and enjoy the outdoors to the full.

The property also features a spacious garage with additional storage space, as well as a second covered parking space.

Excellent accessibility

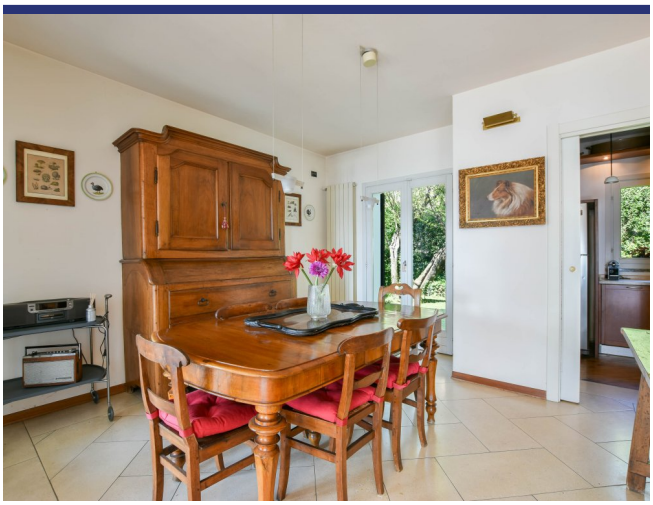
The centre of Verbania is just a few minutes' drive away, as are the main transport links to the surrounding region. The motorway slip road is approximately a fifteen-minute drive away, making both Milan and Milan Malpensa International Airport easily accessible.

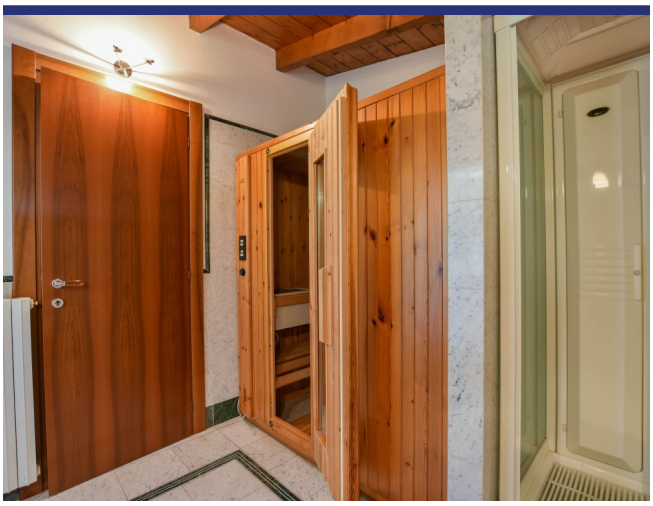
An exclusive living experience on Lake Maggiore

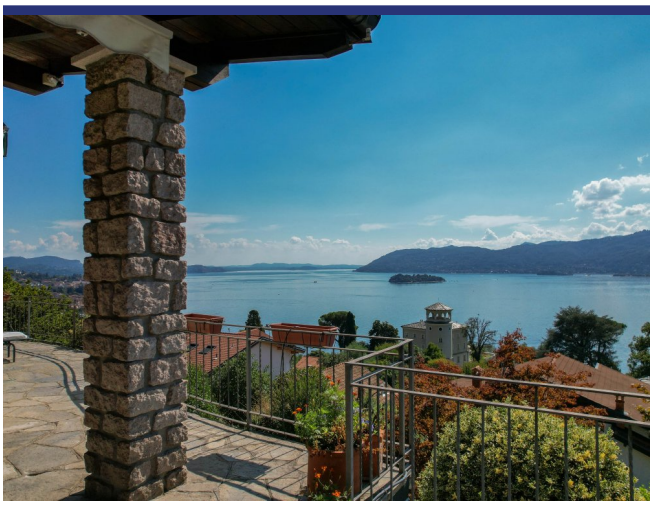
This characterful villa combines architecture, natural light and exceptional scenery into a harmonious living environment. The combination of panoramic lake views, a well-tended private garden, spacious living areas and a quiet, residential location makes this property particularly attractive.

An ideal residence for those seeking privacy, comfort and a refined lifestyle on Lake Maggiore, with the vibrancy and amenities of Suna within walking distance.

# Pictures







# Location & Details

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

- Reference: 6632
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 2 km to Lake
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Asking Price: € 1.280.000

- Floorspace: 254 $m^2$
- SQM Plot: 750 $m^2$
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very 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?

ItaliaCasa Srls
Contrada Gualduccio 1
San Ginesio (MC)
Tel +39 0332 1791448
info@italiacasa.net
www.italiacasa.net

Int.: +31 71 3649732
UK: +44 84 33309553
Italy: +39 0332 1791448

info@italiacasa.net
www.italiacasa.net

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