

Villa for Sale in Ameno

€ 520.000

Ref. CBI112-3191-301581



160 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 6

Stunning Detached Villa with an 8,000 sqm Park in Ameno

Set in one of the most picturesque and private settings, a short distance from one of Italy's most beautiful lakes—the charming **Lake Orta**—Coldwell Banker Gruppo Bodini offers for sale an exclusive, recently built detached villa located in the municipality of **Ameno**. Completely immersed in greenery, this property represents a rare combination of refinement, modernity, and absolute comfort, standing out as a unique design solution in the local real estate market.

The residence is spread over two levels with a total surface area of approximately **160 sqm**, perfectly distributed to offer bright and functional spaces. On the ground floor, the entrance leads into a large and welcoming living area, which connects directly to the splendid bioclimatic veranda. This space, enjoyable in every season of the year—both in winter and summer—offers a privileged and relaxing view of the surrounding greenery. Also on this level, you will find a fully furnished eat-in kitchen with direct access to the garden, a spacious and filled-with-light bedroom, bathrooms, and a functional boiler room that serves as a laundry.

On the first floor, you are welcomed by a striking exposed-beam ceiling characterized by generous heights. The upper sleeping area hosts a second spacious master bedroom with an en-suite bathroom and a tastefully furnished attic study, ideal as a reading or relaxation area. From this room, you can access a spacious terrace overlooking the private park.

The true added value of the residence is the extraordinary private park of approximately **8.000 sqm** that surrounds the house: a true oasis of tranquility and maximum privacy, perfect for those who wish to live in contact with nature without giving up modern comforts.

The villa boasts a high energy efficiency rating, guaranteed by a condensing boiler and an integrated solar thermal system for hot water production. The property is also equipped with a modern alarm system to ensure maximum security for its residents. An exclusive real



estate opportunity, ready to move into.

This splendid Piedmontese location stands out for its authentic and relaxing atmosphere, halfway between the shores of the lake and the hills of Alto Vergante, offering a perfect blend of scenic beauty and cultural richness. Logistics are another key strength of this home: the property is located less than 45 km from Milan Malpensa International Airport, ensuring quick and efficient connections to major national and European hubs. Thanks to this strategic location and its excellent construction features, the property proves to be an ideal solution both for those looking for a prestigious second home nestled in the quiet of the lake, and for those considering a high-yield investment within the premium tourist rental market.

Property Informations

Address: via Cadorna, 12	Bedrooms: 2
Bathrooms: 2	Rooms: 6
Internal condition: Restored	Floor: On two levels
Total floors: 2	Parking space: Uncovered
Date of construction: 2012	Current condition: Available after the deed of sale
Balconies: Present	Terrace: Present
Garden: Private	: Yes
Sea distance: 5.000 meter	Kitchen: Partly livable
animals allowed: Yes	

Features

Terrace	Antenna: Independent	Porch
SAT Tv: Independent	Storage	Fastweb connection
Telephone system	Electric system: Compliant	Wall mounted sanitary
Shower	Wooden fixtures	Shutters
Roller shutters	Panoramic view	Land: 7500 □

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Playgrounds	Rail station	Public transports
Nursery school	Primary schools	Secondary schools	High school
Bar	Post offices	Municipal office	











