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## Asking price of €950,000 19th Century Villa With Apartment Arona Lake Maggiore



- 5 bed / 4 bath
- 400 sq m Villa with apartment
- Built in 1878
- 2000 sq m garden
- Lake view
- Original features
- Close to centre Arona
- Balconies
- Dressing room
- Original gazebo's in the garden

Lake Maggiore 19TH CENTURY VILLA FOR SALE WITH GARDENS IN ARONA. The villa was built in 1878 and is surrounded by mature gardens of 2000 sq m with a view of the lake and the historic centre of Arona. This 400 sq m Villa has 3 bedrooms as well as a 2 bedroom apartment on the top floor. It also benefits from original features.



# 19th Century Villa With Apartment, Arona

Lake Maggiore 19TH CENTURY VILLA FOR SALE WITH GARDENS IN ARONA

The villa was built in 1878 and is surrounded by mature gardens of 2000 sq m with a view of the lake and the historic centre of Arona.

The property lies within the natural and historic area of the Rocca Borromea.

The property is arranged on three floors (ground floor, first floor, second floor) plus a lower ground floor, giving a total of about 400 sq m.

On the ground floor there is a large reception room with fireplace and original 'seminato' paving, an ample kitchen, bathroom and veranda (in wood, iron and glass).

The wide staircase giving access to the upper floors was modified in the 1960s.

The first floor includes three bedrooms with original larchwood floors and a dressing room. The main bedroom has a decorated plaster ceiling and period fireplace in marble. There is a large bathroom and a small boiler/airing room.

On the second and final floor, an independent apartment has been created with hallway, kitchen, reception, two bedrooms, two bathrooms and three balconies of which two in wood with ornamental motifs, which enjoy a panoramic view of the lake and the historic town centre.

In the upper part of the gardens, the original octagonal gazebo with brick wall and nineteenth century cast iron columns requires restoration.

A second gazebo in wrought iron is found at the furthest and most panoramic point of the gardens, furnished with a circular table and six seats with ornamental motifs from the early twentieth century.

Mature conifers and oriental palms and a variety of shrubs grow among the stone walls and steps which connect the various levels of the gardens, up to the border with the Rocca Borromea park.

The gardens are of discrete dimensions given the property's position near to central Arona.

The villa's dominant position in relation to the surrounding environment and historic town centre make this property one-of-a-kind.

The property has never been extended and may therefore be extended within the limits and conditions of the existing PRG.

Asking price €9500,000 plus 3%+VAT marketing/finders fees

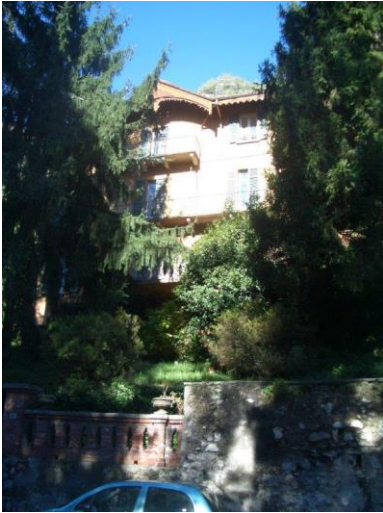
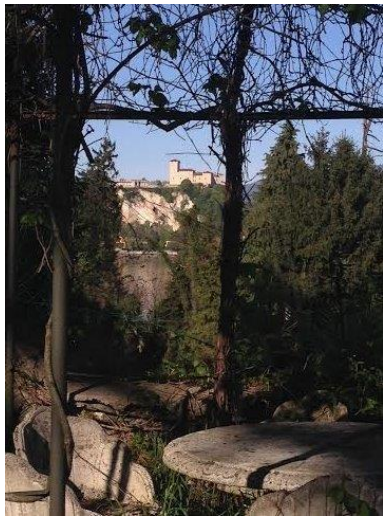
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VILLA RAUZI - Airona (Lago Maggiore)



VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

29 Southdean Drive, Middleton-On-Sea, Bognor Regis, West Sussex, PO22 7TA, United Kingdom T: +44 (0)845 6522452 E: info@internationalhorizons.co.uk  
W: www.internationalhorizons.co.uk

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