



## Villa 19th century with gardens - Arona

19h century villa surrounded by mature gardens of 2000 sq m. with a view of the lake and the historic centre of Arona.

Code	00	City	Arona
Asking price	1450000	Contract type	Sale
Property Type	Villa	Living area sq.m.	400
Nbr of rooms	10	Ground sq.m.	2000
Energy efficiency class	G	Energy index	238,65

The villa was built in 1878 and is surrounded by mature gardens of 2000 mq with a view of the lake and of the historic centre of Arona. The property lies within the natural and historic area of the Rocca Borromea, being adjacent to the north with the castle park.

The property is arranged on three floors plus a lower ground floor, giving a total of about 400 sq. m. On the ground floor there is a large reception 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 3 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 near to the stairway.

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.

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



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