



COLDWELL BANKER
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Villino for Sell in Pella

📍 via Giuseppe Verdi, Novara, 28010 (NO)

670.000€



Contact info



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Description

Exclusive Detached Villa with Lake View in Pella – The Pearl of Lake Orta

We offer for sale in **Pella**, a renowned location on Lake Orta, a **splendid detached villa with panoramic views** of the lake, the Island of San Giulio, and the Madonna del Sasso, located just 5 minutes from the Pella lakeside promenade. Set within a recently built residential context, the property is surrounded by a meticulously manicured perimeter garden with a zoned automatic irrigation system, intelligently planted to ensure spectacular blooms in every season. This property represents a unique solution, ideal both as a primary residence and as a prestigious second home for those seeking tranquility, privacy, and well-being.

The villa is spread over **three levels**, internally finished with solid wood flooring in the main living areas, elegant lacquered interior doors, designer sanitary ware and fixtures, and a sophisticated indoor lighting system with dimmable controls.

Ground Floor: The impressive entrance leads to a bright living room with a lake view and direct access to a splendid outdoor space. A glass-fronted fireplace characterizes the living area. The separate, eat-in kitchen is enhanced by a premium Brazilian black granite countertop. A dramatic granite staircase elegantly connects the different levels of the house. The well-separated sleeping area hosts a bright, generously sized master bedroom with a covered terrace under the porch, a second single bedroom, and a large bathroom with a window.

Basement Level: An ideal space for socializing, featuring an extraordinary tavern with 18th-century chestnut beams, equipped with an open fireplace, a large cedar wood table and benches, and a built-in kitchen complete with integrated appliances, a fryer, and an Alpes Inox barbecue with a professional extractor hood. On the same level, there is an exclusive wellness area with a professional Hoesch Turkish bath and a bathroom. The floor is completed by a large laundry room, the utility room, a storage closet, and a double garage accessible via an illuminated driveway paved with pebbles and beola stone slabs.

Attic Level: A charming space with exposed wooden beams and views of the lake and the island. It houses two separate rooms (suitable for use as a study or guest bedroom), a bathroom, and a relaxation/playground area.

The villa is designed to offer maximum comfort and efficiency in every season. The state-of-the-art **underfloor heating**, supported by a brand-new boiler and smart climate management, guarantees warm and welcoming environments with reduced energy consumption. The electrical system is modern, safe, and organized by zones, with separate utility management for maximum practicality. The property is also equipped with a modern alarm system for the total safety of your family.

Outside, the elegant, programmable perimeter lighting enhances the fine stone and beola finishes, completing the property along with **two convenient outdoor parking spaces** reserved for guests.

Nestled on the western shore of Lake Orta, Pella is an ancient, intimate village of rare beauty, famous for its relaxing atmosphere and picturesque views of the Island of San Giulio. This corner of Piedmont, characterized by discreet and elite tourism, combines naturalistic and historical charm with excellent accessibility to the main centers and infrastructure of Lombardy, located just **40 minutes from Malpensa Airport**.

Details

 Property ID: CBI112-3191-301585	 Surface: 196.00 m²
 Rooms: 8	 Bathrooms: 2
 Energy Class: E EP glnr: 148.00 kwh/m²	 Bedrooms: 2

Property Features

 Floor: On two levels	 Conservation status: Excellent
 Current condition: Free upon deed	 Surface: 196.00 m²
 Rooms: 8	 Bedrooms: 2
 Bathrooms: 2	 Kitchen: Habitable
 Position: Touristic	 Shower: Yes
 Parking space: Uncovered	 Garage: Double
 Garden: Private,	 Fireplace: Yes
 Terrace: Present	 Parquet : Yes

Nearby

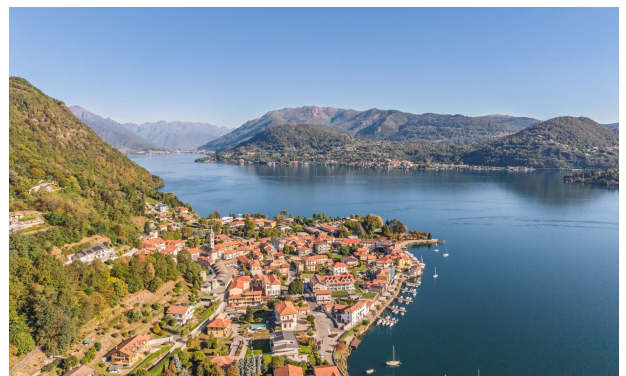
 Sport centres	 Playgrounds	 Public transports
 Nursery school	 Primary schools	 Secondary schools
 Bar	 Post offices	 Municipal office

Images









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