

# Italian Lakes, Armeno, Lake Orta

€ 850.000 EUR (£575,200 GBP)



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# Italian Lakes (Armeno, Lake Orta)

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(£575,200 GBP)

**Description** – This property is a truly stunning 10 bedroom mansion house with extensive grounds and two outbuildings set in the prestigious Italian Lakes. The property is set slightly back from Lake Orta, near the village of Armeno, ideal for local shops and amenities, and still within only 3 miles of the main town of Orta San Giulio. The property has wonderful privacy, being set in its own extensive gardens. Architecturally, the property has wonderful character, including numerous original and ancient features, the property being originally built in the 1600's, then added to in the 1800's, and recently completely renovated, refurbished and lovingly restored, taking into careful account the history and the traditions of local masonry and architecture. There are features like a granite wash-sink in the grounds, intricate mosaics and local stone used throughout. The property comprises:

**Ground Floor** – Study, living room, dispensary, kitchen, dining room, and an ancient kitchen with original chimney

**First Floor** – 7 bedrooms, 2 bathrooms, storage cupboard and a traditional Lake Orta-style granite balcony outside.

**Second Floor** – 3 bedrooms and bathrooms.

**Cellars** – There are two cellars which between them cover an impressive 100sm, as well as 2 outbuildings (both renovated recently) giving an incredibly large living area of 900sqm

**Location** – Lake Orta (Italian Lakes)

Less than 30 minutes from Milan Malpensa Airport

Skiing – 45 minutes from the Alps to the North

Watersports – Lake Orta is 27 Miles long and has an excellent reputation for water sports

Milan – Under one hour from the stylish city that can lay claim to being Europe's fashion capital, fabulous for shopping in between cappuccinos and pasta, Milan is also Italy's sporting capital, with true cultural delights like the opera at La Scala & Leonardo Da Vinci's "Last Supper".

1) These particulars do not form part of an offer of contract and all statements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. All sizes are approximate.

2) Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in order that they be informed of an early closing date being set for receipt of offers.

3) In the event of a closing date being declared, seller/sellers shall not be bound to accept the highest offer or any offer.

4) Free Pre-Sale Valuation

If this property is of interest or if you are thinking of selling your own property then David Johnson & Co. would be delighted to help. For friendly advice and to organise a free Pre-Sale Valuation please contact our Property Department on 0131 622 9222



All enquiries to :-

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- Phone or e-mail us for a written quotation to either buy or sell.
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