



Via Bossi 5 - 28016 Orta S. Giulio (NO) - Italia -
tel. e fax (0039) 0322 905713 - <mailto:info@immobiliarelagodorta.it>

rag. Ivo Rota cell. (+39) 335 5693914

<http://www.immobiliarelagodorta.it/>

PELLA

Pella, bellissimo appartamento sul lago d'Orta, con grande spiaggia condominiale privata e recintata, stupenda vista lago e isola.

Totali mq commerciali 150, (130 mq. dell'appartamento e 20 mq circa per la quota dei posto auto e del giardino privato). Ampio terrazzo con stupenda vista lago e isola, giardino privato di mq. 100 circa, 55 mq. Misurano i 3 posti auto/ricovero barca scoperti, situati in apposita area del bellissimo parco recintato.

L'appartamento è al piano terra di antica villa con parco ed è così composto: ampia cucina abitabile e soggiorno con camino che si affacciano sul terrazzo e sul giardino privato, bagno. Al primo piano 2 camere da letto e bagno.

Una passeggiata sul lago lo collega al centro storico di Orta ed all'imbarcadero, con i suoi battelli che collegano i principali centri del lago e l'isola di San Giulio.

Occasione unica! perché è molto raro trovare appartamenti sul mercato con vista lago, spiaggia privata terrazzo e giardino privato, oltre a posti auto e vicina al centro storico.

Ottimo investimento! Perché sono la prima scelta negli affitti turistici.

€uro 530.000

English

Pella, beautiful apartment on Lake Orta, with a large, private and fenced communal beach, stunning lake and island views.

Total commercial square meters 150 (130 sq m of the apartment and approximately 20 sq m for the share of the parking spaces and private garden). Large terrace with stunning lake and island views, private garden of approximately 100 sq m, 55 sq m measure the 3 uncovered parking/boat storage spaces, located in a specific area of the beautiful fenced park.

The apartment is on the ground floor of an antique villa with a park and is composed as follows: large eat-in kitchen and living room with fireplace overlooking the terrace and private garden, bathroom. On the first floor 2 bedrooms and a bathroom.

A walk along the lake connects it to the historic center of Orta and the pier, with its boats that connect the main centers of the lake and the island of San Giulio.

Unique opportunity! because it is very rare to find apartments on the market with lake views, private beach, terrace and private garden, as well as parking spaces and close to the historic center.

Excellent investment! Because they are the first choice in tourist rentals.

€uro 530,000

































Architectural floor plan of the ground floor (Piano Terreno) of a house. The plan shows three main rooms: a living room (soggiorno) with a height of 2.90m, a kitchen (cucina) with a height of 2.80m, and an entrance (ingresso) with a height of 2.25m. The entrance area includes a staircase and a bathroom. The kitchen area includes a sink and a stove. The living room area includes a fireplace. The plan also shows a small balcony or terrace area. Dimensions are provided for various parts of the rooms and the entrance area.

ingresso
H = 2.25

soggiorno
H = 2.90

cucina
H = 2.80

PIANO TERREN

