



## Excellent 2 Bed Villa for Sale In Mezzana Mortigliengo Piedmont Italy



### Информация об агенте

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 136,124.62

### Местоположение

Страна:	Италия
Область:	Пьемонт
Город:	Mezzana Mortigliengo
Адрес:	Via Minero, 9
Почтовый индекс:	13831
Добавлено:	10.10.2025

### Описание:

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Esales Property ID: es5554818

Via Minero, 9, 13831 Mezzana Mortigliengo BI, Italy

Modern Alpine Elegance: A Fully Renovated Villa in Piedmont, Italy

This stunning two-bedroom villa in Mezzana Mortigliengo, Piedmont, Italy, presents a rare opportunity to own a fully renovated, detached home that perfectly marries modern elegance with rustic charm. Located in the picturesque Biella province, this property offers a premium lifestyle connected to both world-class natural attractions and major metropolitan centers. Recently completed in 2025, the renovation ensures that the home is stylishly furnished and equipped with brand-new, high-end appliances, offering a true turn-key solution for immediate occupancy. Designed for year-round comfort, the villa is fully connected with fiber-optic internet, making it an ideal choice for remote professionals seeking a scenic, high-quality



base in Northern Italy.

## Property Excellence and Versatile Space

This exquisite detached villa boasts a generous 170 square meters of liveable area, thoughtfully distributed across nine total rooms. The current configuration includes two spacious bedrooms and two modern bathrooms, offering comfortable, private living quarters. A notable and highly attractive feature is the possibility to easily expand to three bedrooms, providing future owners with flexible options to adapt the space as needs evolve, whether for a growing family, dedicated home office space, or increased guest accommodation.

The recent, extensive renovation in 2025 means every detail is fresh and contemporary. The interior spaces are bright, welcoming, and fitted with high-quality materials and design choices that honor the traditional Piedmontese aesthetic while delivering modern functionality. The open, flowing layout and abundance of natural light enhance the home's sense of space and tranquility, creating a truly harmonious living environment. As the home has been lived in year-round, its robust construction and heating systems are proven to handle all seasons in the Northern Italian climate with ease.

## Private Garden and Exceptional Outdoor Living

Beyond the sophisticated interior, the property offers a beautiful and functional outdoor space essential for the Italian lifestyle. A 251 square meter private garden surrounds the villa, providing a secluded green oasis perfect for relaxation, entertaining, and outdoor dining.

This garden is not just a manicured lawn; it features a productive orchard with established fruit trees, including apples, damascus, plums, and peaches. This delightful addition allows the owner to enjoy fresh, organic produce straight from their own backyard, blending the luxury of modern living with the simple pleasures of rural life. Whether enjoying a morning coffee amidst the fresh mountain air, dining al fresco with friends, or simply tending to the fruit trees, the garden is a highly valuable component of this stunning property.

## Unbeatable Access to Natural Wonders and Metropolitan Hubs

The villa's location in Mezzana Mortigliengo is strategically perfect, placing the owner at the intersection of Northern Italy's best natural parks and major cities.

**Alpine and Natural Destinations:** The surrounding Biella province is famous for its stunning natural environment. The villa offers views of Monte Rosa, the majestic second-highest mountain in the Alps, providing an inspiring daily backdrop. Just 25 minutes away is Oasi Zegna, a prestigious and expansive natural park covering 100 square kilometers. Oasi Zegna offers year-round activities for all ages, including:

- \* Winter Sports: Skiing and snow activities.
- \* Outdoor Recreation: Trekking, mountain biking (MTB), and horse-riding.
- \* Amenities: High-quality hotels and restaurants. The location is a true paradise for outdoor and family-



friendly activities.

**World-Class Skiing:** For winter sports enthusiasts, the villa provides fantastic access to major Alpine resorts:

- \* Alagna Valsesia (Monte Rosa Ski Station): Just 1 hour and 30 minutes away.
- \* Cervinia, Italy: A 2-hour drive, offering access to the interconnected international ski domain that allows crossing into Switzerland (Zermatt).
- \* Mont Blanc Ski Station and Glaciers: A 2-hour drive, with available crossing to France, opening up some of Europe's most iconic mountaineering and skiing destinations.

**Coastal Escapes:** In a remarkable demonstration of its central location, the beach in Liguria is only 1 hour and 30 minutes away. This quick access to the coast is a major advantage, offering easy road access that is noted for being almost always without traffic, allowing for seamless weekend getaways to the Mediterranean Sea.

### Cultural Wealth and Unparalleled Connectivity

Beyond nature, the Piedmont region is globally renowned for its history, gastronomy, and wine culture, all of which are easily accessible from the villa.

**Wine and Heritage:** The property is close to dozens of famous wineries and historic castles. This includes the prestigious DOC (Denominazione di Origine Controllata) wine regions of Gattinara, Ghemme, Bocca, Bramaterra, and Lessona. These wines are protected by geographic indication, representing some of Italy's finest red varietals. Day trips to sample and purchase these world-class wines, or to explore historical sites like the Castello di Montecavallo, are effortless.

**Metropolitan and International Connectivity:** The villa's location offers incredible logistical advantages for both domestic and international travel:

- \* Milano Malpensa International Airport (MXP): Only 1 hour sharp away, making international travel exceptionally convenient.
- \* Milano City Center (Duomo): Only 1 hour and 20 minutes away, perfect for day trips or business travel to Italy's economic and fashion capital.
- \* Torino Centro: Also just 1 hour and 20 minutes away, providing easy access to the historical and cultural heart of Piedmont.
- \* Lakes Maggiore and Como: The iconic Lago Maggiore is 1 hour away, and Lago Como is 1 hour and 30 minutes away, offering quick access to Italy's most famous lake resort areas. The closer Lago di Viverone is just 30 minutes away for a local, quick escape.

One of the villa's most charming and distinctive features is the original, recently restored tavern space, which boasts stunning round mattoni ceilings—a beautiful example of traditional Italian craftsmanship. This semi-underground space is not only fully heated and furnished with a table and seating, making it perfect for convivial nights spent with friends and family, but its naturally cool temperature also makes it an ideal, authentic Italian cellar for storing and aging wine. Although the home's direct panoramic views



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face east/south over the peaceful woods rather than Monte Rosa, the village of Mezzana Mortigliengo itself offers views of the mountain and is inhabited all year round, ensuring a vibrant, non-isolated community. Furthermore, the property is well-connected for international travel, with Geneva, Switzerland, located approximately 3 hours away by car.

This fully renovated, turn-key villa in Mezzana Mortigliengo is a truly exceptional offering. It provides 170 sqm of modern, flexible living space (with expansion potential), a private orchard garden, and a location that delivers the best of Northern Italy: world-class skiing, renowned wineries, beautiful lakes, a nearby beach, and high-speed access to two major international cities and an international airport. It is the perfect blend of modern convenience, natural beauty, and cultural richness.

## ABOUT THE AREA

Mezzana Mortigliengo is a charming and tranquil village nestled in the Biella province of Piedmont, Northern Italy, a region celebrated for its stunning natural beauty and rich cultural heritage. The village itself offers the rustic charm of traditional Italian living, set against a magnificent backdrop of the Alps. The most defining feature of the area is the spectacular, uninterrupted panoramic views of Monte Rosa, the majestic second-highest mountain in the Alps. This breathtaking scenery provides a sense of profound tranquility and serves as a constant, inspiring presence. The environment is one of green, rolling hills and well-preserved natural landscapes, offering a perfect, authentic Italian experience away from the crowded tourist trails, yet within easy reach of regional amenities and major cities.

The area surrounding Mezzana Mortigliengo is a paradise for outdoor enthusiasts, offering a remarkable diversity of activities throughout the year. Just a short 25-minute drive away is Oasi Zegna, an expansive and prestigious natural park spanning 100 square kilometers, which acts as a year-round recreational hub. Here, visitors can enjoy extensive opportunities for trekking, mountain biking (MTB), and horse-riding across a vast network of scenic trails. During the winter months, Oasi Zegna and the wider region transform into a winter sports destination, with activities like skiing available. Furthermore, the villa's location provides relatively quick access to major international ski resorts, including Alagna Valsesia (Monte Rosa), Cervinia, and even the slopes and glaciers near Mont Blanc, offering world-class skiing just a short journey away.

Piedmont is globally renowned for its history, gastronomy, and, most famously, its fine wines, and Mezzana Mortigliengo is ideally placed to explore these cultural treasures. The surrounding region is home to dozens of historic castles and world-class wineries, offering ample opportunity for cultural excursions and wine tasting tours. The area specifically features the celebrated DOC (Denominazione di Origine Controllata) wine zones for Gattinara, Ghemme, Bocca, Bramaterra, and Lessona, allowing enthusiasts to sample some of Italy's finest protected red wines. Furthermore, the region's central location provides the unique advantage of easy access to Italy's famous lakes, with Lago Maggiore just 1 hour away and Lago Como 1 hour and 30 minutes away, along with a surprising proximity to the coast—the beaches of Liguria are reachable in a comfortable 1 hour and 30 minutes.

## MAiN FEATURES:

\* 170m<sup>2</sup> of living space



- \* 251m2 plot
- \* 2 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Italy
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Общие

Спальни:	2
Ванные комнаты:	2
Готовые кв.м.:	170 кв м
Площадь участка:	251 кв м

## Utility details

Heating:	да
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## Rental details

Furnished:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.684.431

