Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
P.IVA e C.F.: 11872901001
Tel.: +39 0289776541

Villa for Sell in Laveno-Mombello

Via del roccolo, Varese, 21014 (VA)

900.000€

Contact info

Coldwell Banker Gruppo Bodini

Matteo Mesiti

Phone: (+39) 02 89776541
Mobile: +393407898517
Email: matteo.mesiti@cbitaly.it

Description

Historic Villa for Renovation with 14,000 sqm Park and Lake Maggiore Views for Sale in Laveno Mombello â€“ Cerro, Italy

In Laveno Mombello, just 500 meters from the charming lakeside promenade of Cerro, we are pleased to present a rare opportunity: a period villa set within an expansive private park, complemented by a guesthouse and additional ancillary buildings, all requiring renovation yet offering extraordinary potential to create an exclusive residence overlooking Lake Maggiore.

The main villa and its outbuildings, dating back to the early 20th century, are nestled within approximately 14,000 square meters of wooded land – a private and tranquil natural setting of remarkable beauty. The estate retains the timeless charm of aristocratic residences of the past and awaits either a refined restoration that enhances its original architectural character or the development of an entirely new project designed to maximize the significant building potential available.

The principal villa extends over approximately 320 square meters across multiple levels. The property further includes a 100-square-meter guesthouse, a rustic cottage, and a spacious garage.

The land, largely flat with only a gentle incline, lends itself perfectly to the creation of a distinguished master residence complete with landscaped gardens, swimming pool, tennis court, private spa, and dedicated leisure and entertainment areas.

Current planning regulations allow for the relocation of the existing volumes to a more elevated and panoramic position within the grounds, offering open views across Lake Maggiore and the Borromean Islands. Additionally, each unit benefits from the possibility of increasing its volume by 25%, presenting a rare opportunity to conceive a high-profile architectural project, whether in a classical or contemporary style.

The estate also benefits from two independent vehicular entrances and the possibility of direct connection to main utilities. The private green surroundings, strategic location, and natural beauty of the landscape make this offering particularly attractive both for private buyers seeking to create an iconic lakeside residence and for developers envisioning a distinctive architectural statement.

A visionary investment where heritage, landscape, and architectural ambition converge to create a truly unique property.

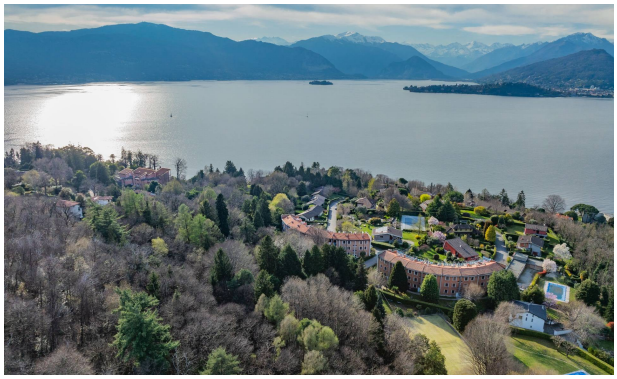
Details

Property ID: CBI112-2916-301468	Surface: 1000.00 m²
Rooms: 6	Garden: Privato, 14.000 sqm
Bathrooms: 5	Energy Class: G
Bedrooms: 5	

Property Features

- Floor: Multi-story
- Conservation status: To be renovated
- Surface: 1000.00 m²
- Rooms: 6
- Bedrooms: 5
- Bathrooms: 5
- Kitchen: Habitable
- Balconies: Presente
- Garage: Double
- Garden: Private, 14.000 sqm
- Terrace: Present
- Parquet : Yes

Nearby

- Gyms
- Beauty centres
- Soccer fields
- Sport centres
- Tennis courts
- Cycle paths
- Playgrounds
- Rail station
- Public transports
- Nursery school
- Primary schools
- Secondary schools
- High school
- Bar
- Post offices
- Shopping centres
- Municipal office

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