



Villa for Sale in Varese

€ 2.450.000 negotiable

Ref. CBI135-2837-1598



545 sq.m | Bathrooms: 3 | Bedrooms: 7 | Rooms: 5

Historic villa for sale in Varese, Sant'Ambrogio district

In Varese, in the hamlet of Sant'Ambrogio, a historic villa in a hilly position is for sale.

The property is located in a private and quiet setting, surrounded by a private park of over 3 hectares, with large outdoor spaces and an open view of the landscape.

The main house retains the elegance of period homes, with spacious rooms, high ceilings and original architectural details.

Sant'Ambrogio is one of the most popular residential areas of Varese, thanks to its proximity to the city center and the charm of its villas.

Interior spaces The main villa is spread over several levels and preserves intact the original architectural elements, such as the central stone staircase and the wooden finishes.

The rooms are large and bright, with reception rooms, dining room, eat-in kitchen and numerous bedrooms. The bathrooms, distributed on the various floors, maintain the classic style of the residence.

Inside the property there are also secondary buildings:

Concierge, consisting of a living room with fireplace, kitchen, a small bedroom, a bathroom and a double bedroom with terrace. Other buildings, used in the past as staff accommodation and warehouses, offer additional spaces to customize. The distribution of the rooms makes the villa suitable both as a private residence and for any hospitality or representative projects.

Outdoor spaces and services The property is surrounded by a park with paths, tree-lined areas and lawn areas.

Inside the park there is a stone hunting lodge, an ornamental pond, a tool shed, elements that further enhance the historical character of the residence.



The garden is enriched by centuries-old trees and mature vegetation that guarantees privacy and suggestive views. The conformation of the land and the presence of multiple independent entrances make the property easily manageable even for diversified uses.

The outdoor spaces represent a true extension of the villa, perfect for moments of relaxation, events or to welcome guests in an exclusive context.

Location and connections The villa is located in the hamlet of Sant'Ambrogio, one of the most sought-after areas of Varese for its quiet and residential context.

The hilltop position offers an open view of the surrounding landscape and guarantees privacy, while remaining just a few minutes from the city center.

Varese is well connected to Milan, Switzerland and the main towns in northern Italy thanks to the motorway and railway network.

Milan Malpensa Airport can be reached in about 40 minutes, while the A8 motorway can be reached in less than 15 minutes by car.

The location makes this property suitable for those who want to live in a private context without giving up the convenience of services and proximity to the main connections.

Certification

Energy Class: G

Property Informations

Address: via Benvenuto Cellini, 39

Zip Code: 21100

Bedrooms: 7

Bathrooms: 3

Rooms: 5

Internal condition: Good

---> **data_operazione** <---: 0000-00-00

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 4

Parking space: Covered

Date of construction: 1925

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 33.000 sq.m

Sea distance: 8.000 meter

Kitchen: Eat-in kitchen

Garage: for three cars









