



Villa for Sale in Varese

S. Ambrogio

€ 4.800.000

Ref. CBI135-2837-1600



865 sq.m | Bathrooms: 8 | Bedrooms: 8 | Rooms: 12

Historic villa with private park for sale in Varese, Sant'Ambrogio district

In the Sant'Ambrogio district, known for its Art Nouveau architecture and its privileged position at the foot of the Sacro Monte, lies this historic villa surrounded by a private park.

Sant'Ambrogio is one of the most exclusive neighborhoods in Varese, appreciated for its balance between residential tranquility and proximity to the city center.

Varese, known as the "Garden City", is a place renowned for its lakes, parks and artistic and cultural heritage.

The villa fits perfectly into this context, offering a lifestyle that combines nature, comfort and a touch of historical elegance.

Internal spacesThe property, arranged on three main levels in addition to the basement, offers large and bright spaces, ideal for accommodating large families or for representative use.

Ground floor: a large reception room overlooking the park welcomes guests, while the large kitchen with dining room is perfect for convivial moments. **Upper floors:** 10 bedrooms and 5 bathrooms are harmoniously distributed. **Basement:** a sauna, a gym and other functional rooms enrich the offer of spaces for well-being and relaxation. The villa has been the subject of a meticulous renovation over the last 15 years, which has enhanced the historical details, while maintaining high standards of comfort and modernity.

Outdoor spaces and servicesThe 4-hectare private park, among the largest in the city, offers an oasis of privacy and tranquility.



Inside, a swimming pool surrounded by greenery is an ideal place to relax during the warmer months, while the tennis court and the area dedicated to pétanque are perfect for those who love sports.

Several rustic structures in the park add versatility to the property, with the possibility of transforming them into welcoming guest accommodation.

The rich planting, with a variety of essences and centuries-old trees, embraces the villa, creating an exclusive and private environment in the heart of Varese.

Location and transport linksThe city centre is approximately five minutes' drive away, with easy access to local amenities and attractions.

The strategic position allows you to quickly reach some of the most famous lakes in the area: Lake Varese is just 10 minutes away, while Lake Maggiore and Lake Lugano can be reached in about 30 minutes. Lake Como is also just 45 minutes away.

Milan, the economic and cultural heart of the region, is 40 kilometers away, and Milan Malpensa International Airport is approximately 30 minutes away, making this villa ideal for frequent travelers.

The presence of the renowned European School also makes Varese a privileged choice for families seeking a high-level education in a multilingual context.

Property Informations

Address: Via Bicocca, 17

Zip Code: 21100

Bedrooms: 8

Bathrooms: 8

Rooms: 12

Internal condition: Excellent

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

---> esclusiva <---: 1

: 0000-00-00

Floor: Multilevel

Total floors: 4

Parking space: Uncovered

Date of construction: 1920

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 40.000 sq.m

Sea distance: 8.500 meter

Kitchen: Eat-in kitchen











