



Villa for Sale in Luino € 2.950.000 negotiable Ref. CBI135-2837-1702



800 sq.m | Bathrooms: 10 | Bedrooms: 9 | Rooms: 14

Historic villa with pool and loft in Luino

In Luino, in the renowned residential area of Carnella, there is this historic villa built in 1894 and completely renovated. Immersed in a 5,000 m² park, the property offers a view of Lake Maggiore and preserves original architectural elements, harmonized with refined spaces and bright environments.

Luino is one of the most characteristic towns on the Lombard shore of Lake Maggiore, with a lively historic centre, a picturesque lakeside promenade and the famous weekly market, among the largest in Europe.

Interior spacesThe villa is spread over four levels, connected by a lift and an original oak staircase. The rooms are large and well distributed, with views of the lake and spaces designed to ensure functionality and comfort.

Ground floor: main entrance, eat-in kitchen, large living room with dining area, dining room and two panoramic terraces of approximately 60 m² each. First floor: master bedroom with en suite bathroom and wardrobe, second bedroom with private bathroom, study and terrace with lake view. Second floor (attic): two independent suites, each with living room, private bathroom and open view of the lake. Basement: entrance hall and guest bathroom. In addition to the main villa, the property includes two independent units:

Foresteria: small duplex with terrace overlooking the lake, living area with kitchenette and sleeping area with bedroom with private bathroom. Loft: large open spaces and a bathroom on the mezzanine floor, as well as a livable terrace. The renovation has kept the original architectural elements intact, integrating them with modern finishes.

Outdoor spaces and servicesThe villa's park is enriched by centuries-old trees, well-kept paths and areas dedicated to relaxation. The outdoor spaces have been designed to ensure privacy and livability in every season.

The complex includes an independent pool area, located about 100 meters from the main villa. This area is composed of:



Heated swimming pool measuring 11x5 metres, with a depth of up to 3.4 metres, surrounded by a large panoramic terrace with balustrades in Vicenza stone. Gazebo and solarium, perfect for relaxing moments outdoors. Changing room and private shower, for the exclusive use of the swimming pool. Gym with panoramic windows, equipped and complete with bathroom with shower. The property includes a 160 m² garage, with space for four cars, and ancillary rooms including a laundry room and a heating plant with gas boiler.

For security, the villa is equipped with an alarm system divided into zones and a video surveillance system.

Location and connections The villa is located in Luino, in a quiet and panoramic residential area, a few minutes from the city centre and opposite the main schools of Luino.

The lakeside, restaurants, boutiques and all essential services are within easy walking distance.

Thanks to its strategic position, the property allows you to reach Lugano in less than half an hour and Milan in about an hour and a half. Milan Malpensa Airport is accessible in less than an hour, making national and international travel particularly convenient.

This property represents an ideal solution for those looking for a residence with large spaces, privacy and modern comforts and proximity to the main urban centers.

Property Informations

Address: via Lugano, 21/A

Zip Code: 21016

Bedrooms: 9

Bathrooms: 10

Rooms: 14

Internal condition: Excellent

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

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

: 0000-00-00

Floor: Multilevel

Total floors: 4

Parking space: Covered

Lift: Yes

Date of construction: 1894

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Sea distance: 300 meter

Kitchen: Present

Garage: for four cars



















