



Villa for Sale in Varese Centro

€ 2.200.000 negotiable
Ref. CBI135-2837-2157



820 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 15

Varese - Elegant Villa in the Center with Private Park

In one of Varese's most prestigious neighborhoods, we offer for sale a late 20th-century residence, perfectly maintained and enhanced by a private park of approximately 2,500 square meters with fine woods and centuries-old trees. The location is strategic: right in the city center and convenient to Lake Varese, Lake Maggiore, Milan, and Switzerland.

The property has a surface area of approximately 820 m2 on three levels, also connected by a lift:

Ground Floor:

Entrance hall with study and bathroom; eat-in kitchen, dining room; living room with fireplace overlooking a solarium terrace (approx. 35 m2); sleeping area: three bedrooms and three bathrooms.

First floor:

Immobiliare Morabito

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Eat-in kitchen, living-dining room, two bedrooms, one bathroom, loggia with stone colonnade (approx. 20 m2) overlooking the garden and a lovely terrace.

Basement Floor:

Kitchen serving the tavern with access to the terrace (approx. 36 m2) Fitness room Cellar (approx. 40 m2) Laundry room, bathroom, central heating

Completing the property is a triple garage of approximately 60 square meters. The finishes are made using high-quality materials and are in impeccable condition. The technological features include basic home automation, a perimeter and volumetric alarm system, and solar panels with a 500-liter boiler.

Location and connections

Pedestrian center (Corso Matteotti, Piazza Carducci, Piazza San Vittore): 4 min walk Train stations: 14 min walk European School: 3 min by car Golf Club Luvinate / Aero Club Adele Orsi: 10 min by car Ospedale di Circolo e Fondazione Macchi: 8 min by car Sacro Monte - Prima Cappella (UNESCO): 9 min by car Milan Malpensa Airport: 30 min by car Swiss border (Gaggiolo): 10 min by car - Lugano: 35 min

Behind the property rises the hill of Biumo Superiore, the setting for important cultural venues: Ville Ponti (Congress Centre), Villa Menafoglio Litta Panza (FAI, contemporary art) and other historic residences with 18th and 19th century parks.

Certification

Energy Class: F

Property Informations

Address: Viale Aguggiari, 14

Bedrooms: 5

Bathrooms: 5

Rooms: 15

Internal condition: Excellent

--- data_operazione **----**: 0000-00-00

--- esclusiva **----**: 1

: 0000-00-00

Floor: On two levels

Total floors: 3

Parking space: Uncovered

Lift: Yes

Date of construction: 1900

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present, 36 sq.m

Garden: Private, 2.500 sq.m

Kitchen: Eat-in kitchen

Garage: for three cars, 60 sq.m









