Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
Phone number (+39) 080 8647620

Two-family villa for Sale in Luino
€ 1.100.000
Ref. CBI094-1766-63995



615 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 10

LOMBARDY - LUINO (VA) - Via Cervinia

SEMI-DETACHED VILLA WITH LAKE VIEW AND INTERESTING BUILDING POTENTIAL

Situated in one of the most exclusive and panoramic positions of Luino, a few minutes from the city centre and the Swiss border, immersed in the quiet of a hilly residential area, we offer for sale a unique and notable property: a SEMI-DETACHED VILLA enhanced by a SPECTACULAR VIEW OF LAKE MAGGIORE and a large living area, a LAND and a COMMERCIAL WORKSHOP, both WITH FURTHER BUILDING POTENTIAL

The residence is divided into two independent apartments, each approximately 160 square meters, designed for maximum comfort and livability. Both units are in excellent condition, equipped with independent heating systems and excellent exposure.

The ground floor features a comfortable and modern living area, comprising a living room and eat-in kitchen, with direct access to a covered porch of approximately 40 square meters and the surrounding garden, all with spectacular lake views. A large hallway

separates the three bedrooms and two bathrooms, offering the perfect amount of privacy and functionality.

The upper floor, accessed via a separate external staircase, houses a second apartment featuring a warm and welcoming living area, embellished with an elegant fireplace, a mezzanine, and exposed beams, all complemented by breathtaking panoramic views of Lake Maggiore. The living area includes a spacious living room, an eat-in kitchen, and a dining area, all opening onto approximately 35 square meters of balconies. The sleeping area comprises two spacious bedrooms, a walk-in closet, and two bathrooms.

In the basement, the property features a cellar of approximately 120 m2, currently used as a storage area, but with excellent potential for redevelopment.

A building adjacent to the villa, currently used as a workshop with an office and bathroom, extends over approximately 270 square meters on a single level. It can be converted into two residential units on the upper floor and garages on the lower level, thus significantly expanding the residential offering.

Also on the ground floor are two garages overlooking the lake, currently used as storage.

Thanks to their privileged location and direct access to the garden, they can be transformed into a refined glass veranda or a panoramic outdoor area.

The property's land, which extends over approximately 3,300 square meters, features a gentle slope. The highest portion is buildable according to the Land Management Plan, offering the possibility of constructing a new residence of approximately 250 square meters, with an even more privileged view of the lake.

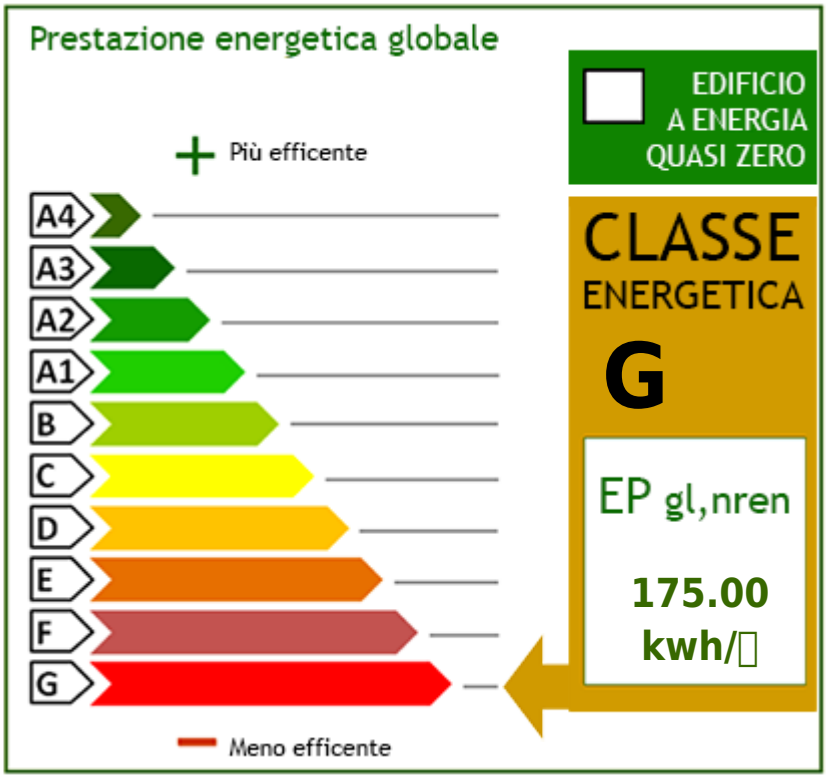
This property represents a rare opportunity on the market: a spacious and independent semi-detached residence, a highly valuable home combining elegance, generous spaces, and an enviable lake view, located in one of the most sought-after locations on Lake Maggiore.

Perfect both as a private residence and as a prestigious investment, it offers diverse and numerous development possibilities.

Property Informations

Address: Via Cervinia, 15/A	**Zip Code**: 21016
Livable surface: 590.00	**Bedrooms**: 6
Bathrooms: 4	**Rooms**: 10
Internal condition: Good	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Date of construction**: 1998
Current Status: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private, 3.300 sq.m
Kitchen: Eat-in kitchen	**Garage**: for two cars
: Yes	

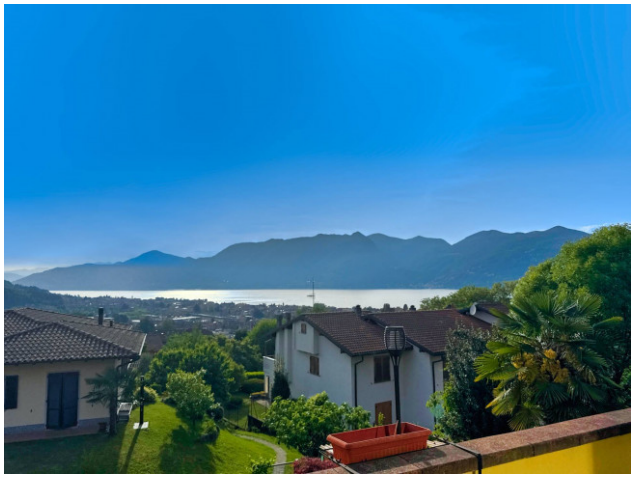
Gruppo Bodini
Via Nicolò Putignani, 20 - 70121 Bari
Phone number (+39) 080 8647620



















Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962










Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















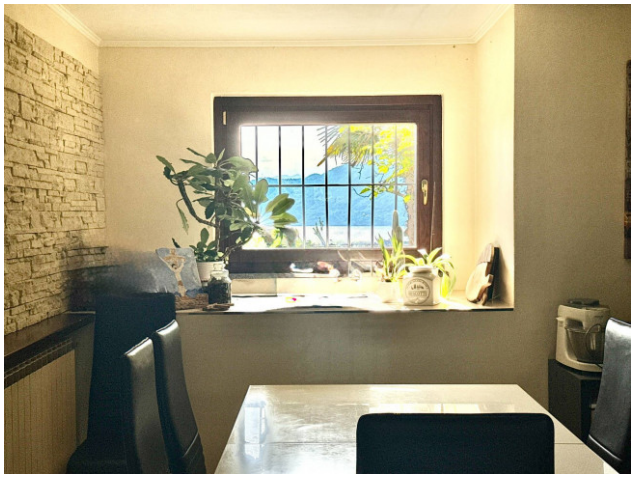
Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962















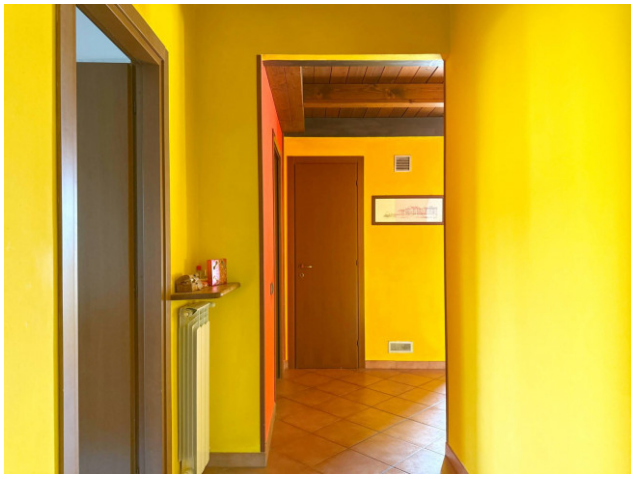


Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962







Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962





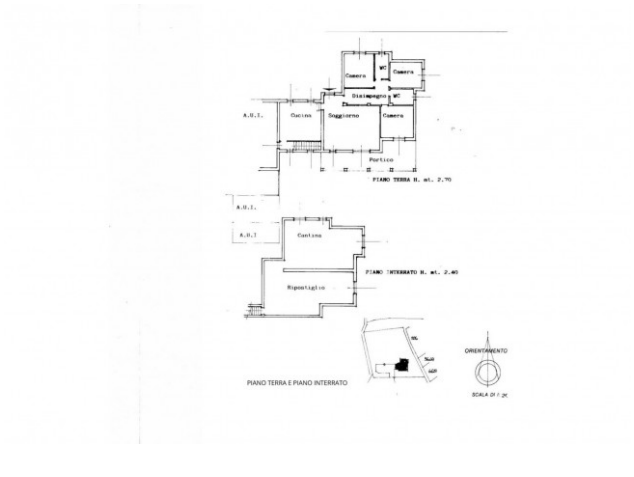






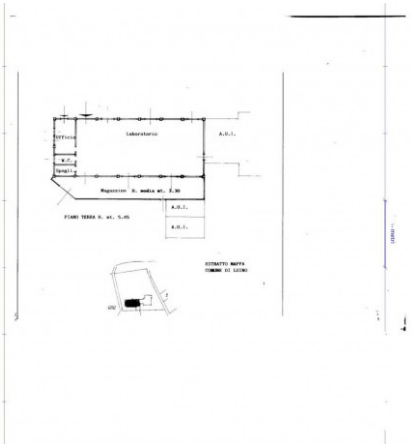


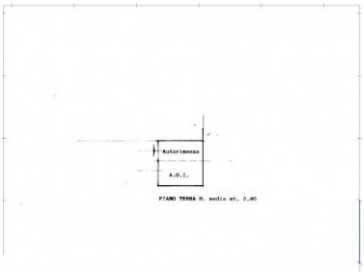




Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962







DUE BOX AL PIANO TERRA

Gruppo Bodini
Via Nicolò Putignani, 20 - Bari (BA) - Phone number (+39) 080 8647620
bari@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962