Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Villa for Sale in Angera
Confidential Negotiation
Ref. CBI112-2916-301457



300 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

Luxury Villa for Sale in Angera Lake Maggiore | Smart Home Estate with Pool, 15,000 sqm Park and Guest House

Nestled in the lush greenery of Angera, just minutes from Lake Maggiore and the charming historic town center, this exceptional villa offers a refined blend of architectural elegance, advanced technology, and an outstanding quality of life. Its private yet convenient location ensures absolute tranquility and privacy within a captivating natural setting.

The property is the result of a meticulously curated architectural project and underwent a complete renovation in 2018, followed by further enhancements and expansions. Every element has been carefully redesigned to deliver contemporary standards of comfort and efficiency, while preserving the villa's original character and charm.

The main residence spans approximately 300 square meters. The ground floor features a modern, fully equipped kitchen, a generous living and dining area enhanced by a fireplace, and two elegant master bedrooms, each with en-suite bathroom and walk-in wardrobe.
A refined wooden staircase leads to the upper level, where a bright open-plan space awaits, complete with a billiard table, a study, a bathroom, and a balcony overlooking the park.

Outdoor living is a key highlight of the estate, offering a spacious veranda, a barbecue area with a wood-fired oven, and a flat landscaped park of approximately 15,000 square meters. The grounds include a saltwater swimming pool, an underground wellness area with sauna, a synthetic grass football field convertible into a tennis court, and a bocce court.

Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

The property is further enhanced by an independent guesthouse completed in 2022, two storage buildings-one fitted as a private gym-and dual driveway entrances, both equipped with Tesla high-voltage charging stations for electric vehicles.

From a technical standpoint, the villa is state-of-the-art, featuring a photovoltaic system with battery storage, next-generation KNX home automation, underfloor heating and cooling powered by a heat pump, thermal insulation, a ventilated roof, and armored triple-glazed windows with electric blinds.
A comprehensive security system with volumetric sensors, video surveillance, and direct connection to law enforcement, along with fiber-optic connectivity and private Wi-Fi coverage throughout the estate, ensures maximum comfort and peace of mind.

This villa is an ideal choice for those seeking a prestigious primary residence or an exclusive second home on Lake Maggiore-offering a rare balance of elegance, sustainability, technological innovation, and serene natural surroundings.

Certification

Energy Class: A1

Property Informations

Address: Via cervino, 11	**Zip Code**: 21021
Bedrooms: 2	**Bathrooms**: 3
Rooms: 3	**Internal condition**: Restored
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Ground Floor	**Total floors**: 1
Date of construction: 2018	**Current Status**: Available after the deed of sale
Garden: Private, 15.000 sq.m	**Kitchen**: Eat-in kitchen
Garage: for two cars	: Yes

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962













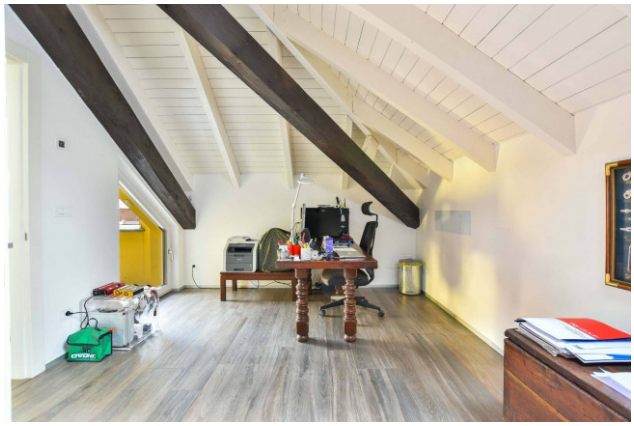




Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962

















Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962