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

# Villa for Sale in Laveno-Mombello
# € 2.400.000
## Ref. CBI112-2916-301458



## 460 sq.m | Bathrooms: 6 | Bedrooms: 7 | Rooms: 8

**Lake Maggiore Villa for Sale in Laveno Mombello Roccolo | Luxury Residence with Indoor Pool, Wellness Area and Private Park**

Set in one of the most secluded and verdant residential areas of **Laveno Mombello**, within the prestigious **Roccolo** district, this elegant villa enjoys a **breathtaking panoramic view over Lake Maggiore**.

The property occupies a privileged position, offering privacy and tranquility while remaining just minutes from the town center of Laveno and the village of Cerro, with easy access to the lake, local amenities, and everyday services.

Built in **1982** and meticulously maintained over the years, the villa spans **three levels** with a total surface area of approximately **460 sqm**, complemented by a **double garage** of around **30 sqm**.
It is surrounded by a **private landscaped park of about 4,000 sqm**, largely flat and enriched with mature vegetation, ensuring privacy and enhancing the panoramic lake views.

The **main floor** features a spacious and light-filled living area with **original terracotta flooring**, comprising a living room and dining room with direct access to a balcony and a pergola-covered terrace—ideal for al fresco dining and outdoor relaxation overlooking Lake Maggiore. The separate, fully equipped kitchen opens onto the terrace and is complemented by a pantry and a storage room with external access.

The same level also includes a generous room with a fireplace, currently used as a study but perfectly suited as a winter dining room, a bathroom with shower, and a bedroom.

The **upper floor**, finished with parquet flooring, is dedicated to the sleeping quarters. It includes a master bedroom with walk-in wardrobe, en suite bathroom, and a private balcony with lake views, as well as **three additional double bedrooms**, all with access to balconies. One particularly spacious bedroom, featuring double exposure, can easily be divided into two separate rooms, increasing the total number of bedrooms to five. Two further bathrooms, one with a shower and one with a bathtub, complete the floor.

The **lower ground floor**, with independent access, is devoted to leisure and service areas. It comprises a taverna with kitchen and direct access to the garden, a bedroom, a bathroom with shower, and an exclusive **wellness area** featuring a heated indoor swimming pool, sauna, changing room, and dedicated bathroom. This level also includes the boiler room and the double garage, accessible via a driveway.

The villa is equipped with **radiator heating** and **solar thermal panels** for hot water production. The original finishes, beautifully preserved, lend the home a timeless charm and a warm, inviting atmosphere.

New owners may also opt to join the **Roccolo Condominium**.

Perfect as a **primary residence** for those seeking privacy, space, and a natural setting without sacrificing convenience, this property also represents an exceptional **second home on Lake Maggiore**, thanks to its strategic location, stunning views, and versatile spaces designed to welcome family and guests throughout the year.

## Certification

**Energy Class**: G

## Property Informations

| | |
|---|---|
| **Address**: Via del Roccolo | **Zip Code**: 21014 |
| **Bedrooms**: 7 | **Bathrooms**: 6 |
| **Rooms**: 8 | **Internal condition**: Excellent |
| **---> data_operazione <---**: 0000-00-00 | : 0000-00-00 |
| **Floor**: Multilevel | **Total floors**: 3 |
| **Date of construction**: 1982 | **Current Status**: Available after the deed of sale |
| **Balconies**: Present | **Terrace**: Present |
| **Garden**: Private, 4.000 sq.m | **Kitchen**: Eat-in kitchen |
| **Garage**: for two cars | : Yes |

















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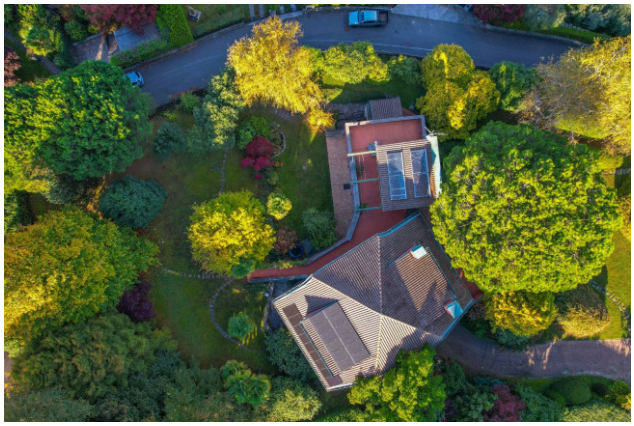
















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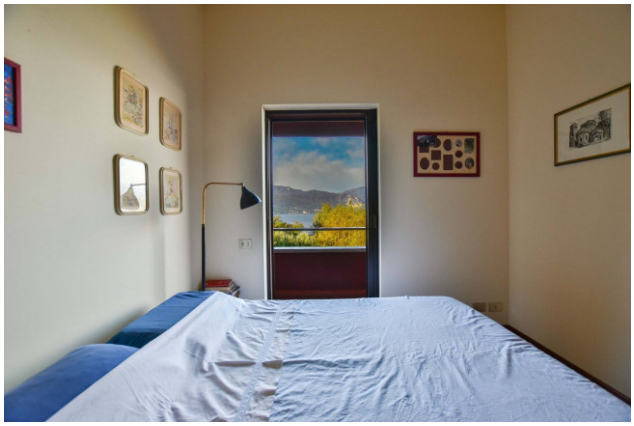




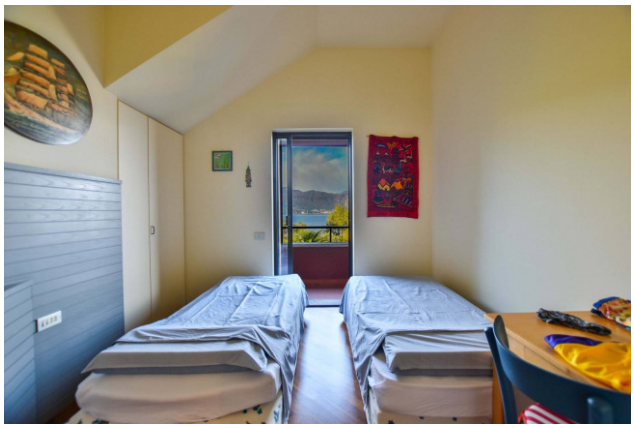






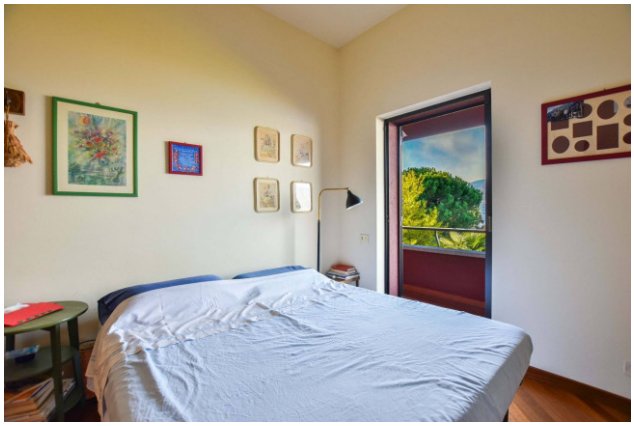


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