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

Villa for Sale in Laveno-Mombello
€ 1.700.000
Ref. CBI112-2916-301459



358 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4

Panoramic Villa for Sale in Laveno Mombello Lake Maggiore | Luxury Residence with Lake View, Garden and Terraces

Set on the sun-drenched hillside of **Laveno-Mombello**, in one of the most desirable locations on Lake Maggiore, this elegant **detached villa enjoys breathtaking panoramic lake views**.

The property occupies a truly privileged position, just a five-minute walk from the town center and the lakeside promenade, offering the perfect balance between convenience and tranquility. Its **south-west exposure** ensures exceptional natural light throughout the day, with sunlight illuminating the villa from morning until sunset.

Renovated in 1992 and impeccably maintained, the villa offers approximately **360 sq m of living space**, surrounded by a beautifully landscaped **1,900 sq m private park**.

The residence is arranged over two above-ground levels, complemented by an attic floor and a basement level. The interiors are generous and light-filled, enhanced by refined finishes and high-quality materials throughout.

The **ground floor** features an inviting living area comprising a bright living room with fireplace and pellet stove, a formal dining room, a fully equipped eat-in kitchen, a guest bathroom with shower, and a spacious utility room with laundry facilities. Large floor-to-ceiling windows create a seamless connection between indoor and outdoor spaces, framing stunning views of Lake Maggiore.

The **first floor** is dedicated to the sleeping quarters and hosts two spacious master suites, each with direct access to a magnificent panoramic terrace, a walk-in wardrobe, and a luxurious bathroom complete with whirlpool bathtub, shower, and double vanity. The **attic level**accommodates an additional bedroom, along with a convenient storage area.

The **basement level** offers versatile ancillary spaces, including a study, a generous tavern currently used as a billiard room, and a bathroom with shower. A wine cellar and a large garage with space for two cars complete the property.

Outside, the meticulously maintained **English-style garden** features an elegant covered portico with barbecue and wood-fired pizza oven, overlooking the lake-an ideal setting for outdoor entertaining and moments of pure relaxation.

Additional amenities include air conditioning in the bedrooms, provision for an automatic irrigation system with rainwater recovery, advanced security system, reinforced entrance door, video intercom, wooden window frames with double glazing, and marble and parquet flooring.

There is also the opportunity, by separate negotiation, to acquire an adjacent **building plot of approximately 600 sq m**, with an available building volume of around **100 sq m**, ideal for the construction of a guesthouse with lake views or for an extension of the existing villa.

A rare and refined residence, offering an exceptional lifestyle on Lake Maggiore, defined by elegance, comfort, and privacy.

Certification

Energy Class: G

Property Informations

Address: Via al parco	**Zip Code**: 21014
Bedrooms: 3	**Bathrooms**: 3
Rooms: 4	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	: 0000-00-00
Floor: Multilevel	**Total floors**: 3
Date of construction: 1968	**Current Status**: Available after the deed of sale
Balconies: Present	**Garden**: Private, 2.000 sq.m
Sea distance: 50 meter	**Kitchen**: Eat-in kitchen
Garage: for two cars	: Yes

















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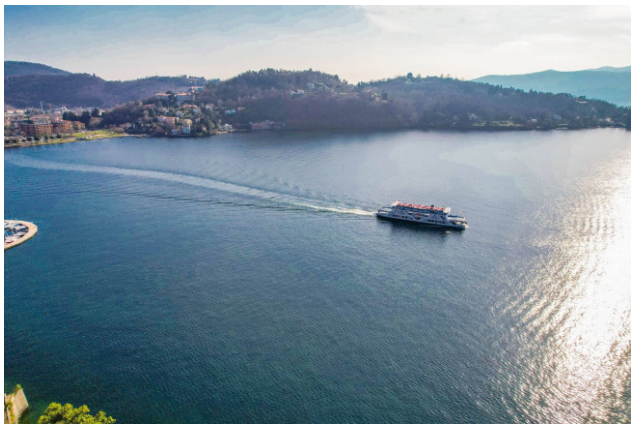








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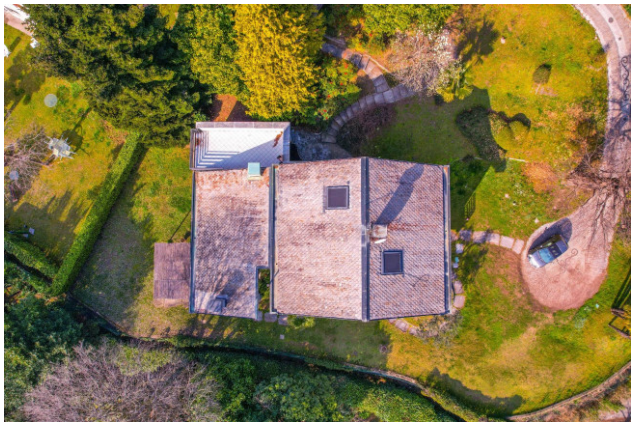






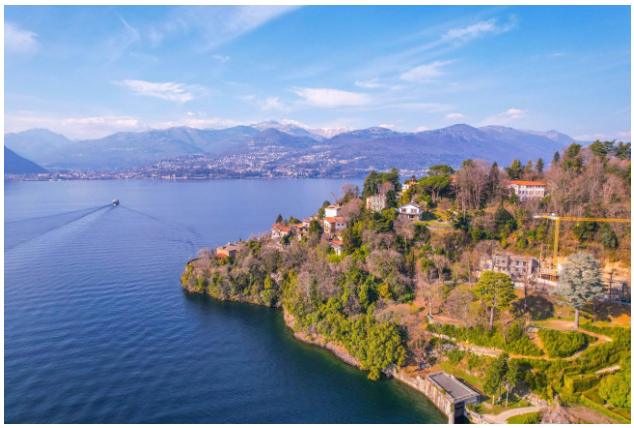






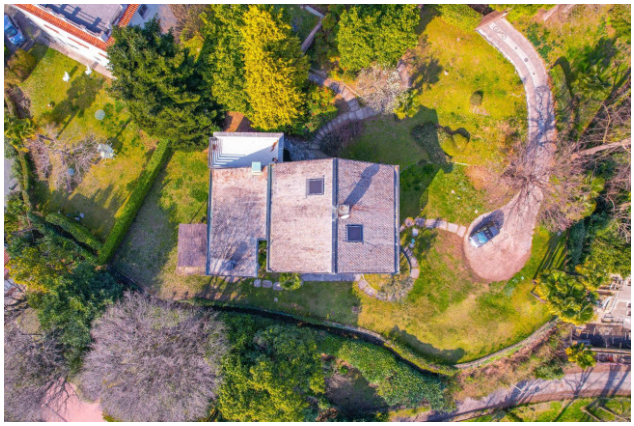


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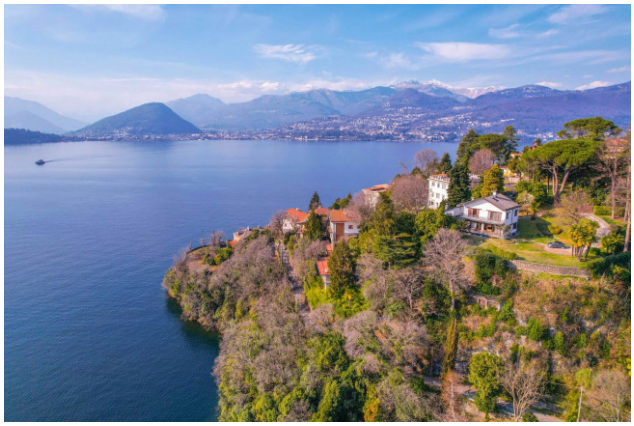




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