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

# Villa for Sale in Varese
# € 3.950.000
## Ref. CBI112-2916-301461



### 500 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 5

There are places you simply visit.

And then there are places that change the way you live and become part of the story of those who choose them.
Villa Carla is one such place.
Overlooking the hills of Sacro Monte di Varese, a UNESCO World Heritage Site, this elegant Art Nouveau residence seems to belong to another era, where time slows down and every day is marked by light, silence and the beauty of nature.
Over 26,000 square metres of private grounds surround the property, offering complete privacy and a spectacular view stretching all the way to the Milan skyline.
A panorama that changes with the seasons, making every moment of the day a unique experience.
The villa underwent a major refurbishment in 2019, carried out with the aim of preserving its original character whilst equipping it with the highest contemporary living standards. The result is a perfect balance between historic charm, elegance and innovation.
The interiors reflect a refined lifestyle: reception rooms with fireplaces, light-filled spaces, panoramic terraces and a master suite that transforms every morning into a spectacle of the surrounding natural landscape.
Materials of the highest quality define every detail, from the Calacatta Oro marble floors from Carrara to the exquisite handcrafted finishes that enhance every room with understated elegance.
Here, wellbeing takes on a private and everyday dimension. The 27-metre heated swimming pool, treated with magnesium salts and featuring UV technology, is complemented by a whirlpool, a water jet, a scenic fountain, mood lighting and an automated cover. Set in separate buildings nestled within the park’s greenery, the spa – featuring a sauna and Turkish bath – and the rock-hewn gym complete

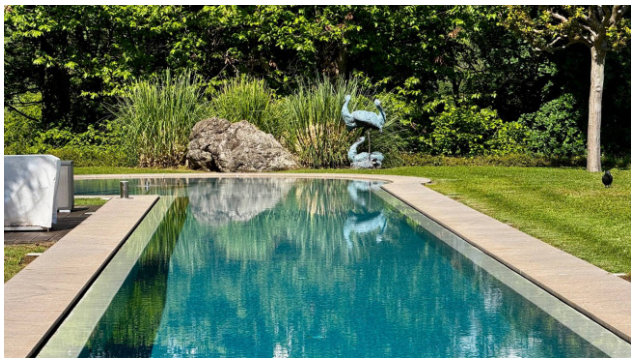
a wellness area designed to offer the utmost in comfort.
The property also features a 200-square-metre detached annexe, providing ideal accommodation for guests, domestic staff or professional requirements.
Rounding off the estate are a lemon house and a greenhouse dating from the time of the villa's construction
Villa Carla is not merely a property investment. It is a choice of lifestyle.
A residence where elegance, privacy and nature coexist in perfect harmony, creating an asset destined to retain its value over time.

## Certification

**Energy Class**: C

## Property Informations

| | |
|---|---|
| **Address**: Villa salve regina | **Zip Code**: 21100 |
| **Bedrooms**: 3 | **Bathrooms**: 4 |
| **Rooms**: 5 | **Internal condition**: Restored |
| **---> data_operazione <---**: 0000-00-00 | : 0000-00-00 |
| **Floor**: Multilevel | **Total floors**: 4 |
| **Lift**: Yes | **Date of construction**: 2019 |
| **Current Status**: Available after the deed of sale | **Balconies**: Present |
| **Terrace**: Present | **Garden**: Private |
| **Sea distance**: 5.000 meter | **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









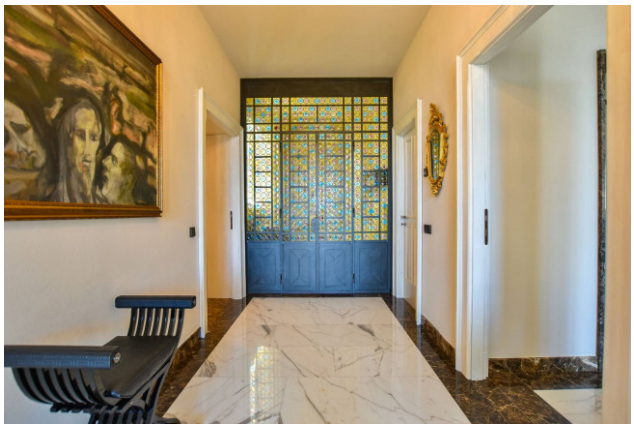




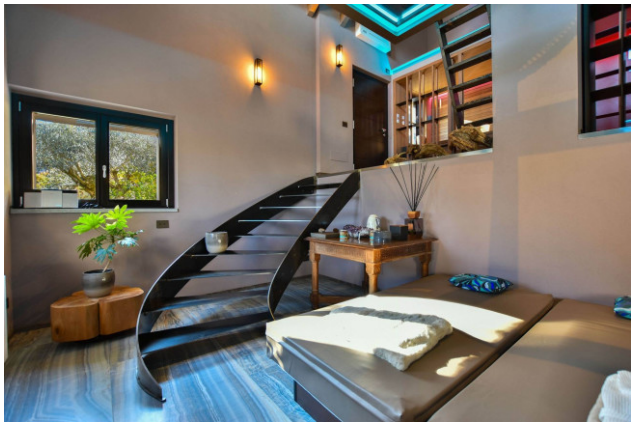




**Gruppo Bodini**
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962



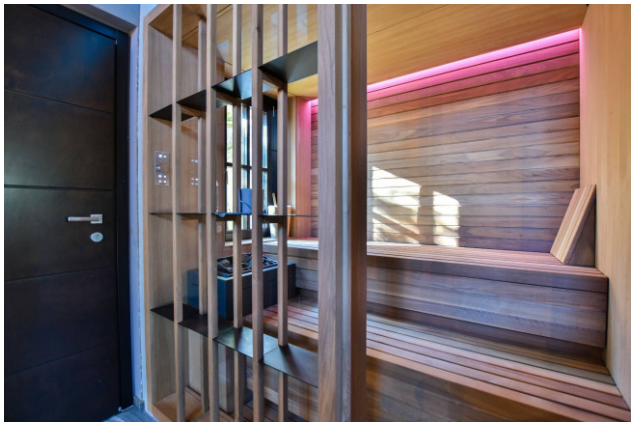














**Gruppo Bodini**
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.coldwellbankerluxury.it/en
VAT 04954530962











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