



# Villa for Sale in Varese

## € 4.500.000

### Ref. CBI112-2916-301461



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

**Luxury Estate for Sale at Sacro Monte di Varese UNESCO | Liberty Villa with 26,000 sqm Park, Pool and Private Spa**

At the foothills of the **Sacro Monte of Varese**, a UNESCO World Heritage Site, in one of the most protected and discreet panoramic settings in Lombardy, lies this **exceptional Liberty-style historic estate**, a property of genuine rarity.

Commanding an elevated and irreplaceable position, the estate is set within a **private park of over 26,000 square meters**, extending seamlessly toward the **Fourth Chapel of the Sacro Monte**, ensuring **permanent, unobstructed views** across Varese and toward Milan. A setting defined by absolute privacy, landscape protection and enduring tranquillity.

The main villa, a distinguished example of early 20th-century architecture, underwent a **comprehensive restoration in 2019**, conceived as a true heritage enhancement project. The intervention preserved the soul of the original residence while integrating contemporary comfort and technology to the highest standards.

The residence unfolds over **four above-ground levels**, offering more than **500 square meters** of refined interiors, connected by the original wrought-iron staircase and a bespoke glass-and-mirrored elevator. Marble terraces and balconies reinforce the constant dialogue between the interior spaces and the surrounding landscape.

A defining signature of the estate is the extensive use of **Calacatta Oro marble from Carrara**, enriched with Emperador Gold

**Gruppo Bodini**

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detailing, lending coherence, prestige and timeless elegance throughout.

The interiors are designed for elevated private living, combining elegant reception areas, generous entertaining spaces, a master suite with panoramic terraces, and dedicated areas for wellness, leisure and entertainment. Independent technical rooms on each level ensure optimal management, security and operational efficiency.

The outdoor spaces unfold as a carefully curated landscape: a formal Italian garden with illuminated pathways, sculptural elements, a statement fountain, greenhouse and lemon house, all perfectly integrated into the natural surroundings.

The focal point of the estate is the **27-meter heated swimming pool**, magnesium-treated and equipped with advanced purification systems, waterfall and hydromassage features, complemented by a sun terrace and outdoor entertaining areas.

The property is further enhanced by an **independent caretaker's residence**, a fully dedicated **private spa building**, and a **gym carved directly into the rock**, transforming the estate into a **self-contained private compound** of the highest calibre.

This is not simply a residence, but a **long-term legacy asset**, conceived for those who seek permanence rather than comparison. A rare opportunity to acquire a private estate of historical significance, panoramic dominance and enduring value, in one of Northern Italy's most prestigious and protected settings.

## Certification

Energy Class: C

## Property Informations

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









