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

Villa for Sale in Leggiuno
Reno
€ 3.000.000
Ref. CBI112-2916-301464



370 sq.m | Bathrooms: 4 | Bedrooms: 6 | Rooms: 7

Architect-Designed Lakefront Villa with Private Dock, Beach Access and Lake Maggiore Views – Luigi Caccia Dominioni, Leggiuno (Reno)

We are pleased to offer for sale an exclusive waterfront villa with direct access to the shores of Lake Maggiore, located in Reno, a peaceful hamlet of Leggiuno.

The property enjoys a privileged position, featuring private access to the beach and close proximity to essential services, offering a perfect balance between privacy and convenience.

Built in 1957 and designed by **Luigi Caccia Dominioni**, one of the most influential Italian architects of the 20th century, the villa was constructed directly onto the rock, a distinctive feature that inspired its unique multi-level layout. The soft, curved lines, hand-designed arched windows, and the absence of sharp angles evoke refined Mediterranean architecture, complemented by ergonomic spaces, integrated wardrobes, and flush doors.

Part of the sleeping area was renovated in 2018.

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The villa extends over approximately **370 square meters** and is accessed via a private driveway leading to a spacious courtyard with parking for up to four cars.

The main entrance opens onto the living area, featuring a fireplace and dining room, enhanced by a large fully retractable glass wall that opens onto a panoramic lake-view terrace, creating a seamless connection between indoor and outdoor spaces. From the terrace, there is access to an external room with bathroom.

The separate kitchen, with its own service entrance, includes a generous pantry with refrigerators and opens onto a second lake-view terrace with storage space, ideal for al fresco dining or a sunbathing area.

The sleeping quarters are divided into three distinct areas:
• the first, renovated section includes a master bedroom with walk-in wardrobe, en suite bathroom with shower, and private terrace;
• the second comprises two bedrooms and a bathroom with bathtub;
• the third features two additional bedrooms and a bathroom with shower.

Three bedrooms overlook a large panoramic terrace connected to the living area terrace and the garden.

The attic level hosts a bedroom, a bathroom, and a spacious storage room, making it ideal for guests or staff accommodation.

The villa is equipped with wooden window frames with aluminum shutters, ceramic flooring, a volumetric alarm system, and sensors on service entrances.

The approximately **2,000 square meter** terraced garden is beautifully landscaped and slopes gently down to the lake, providing exclusive private access to the beach. The property also includes an additional building currently used as storage, with the potential to be converted into a pool house or a lakeside service area.

A **private boathouse (darsena)** completes the property, a highly sought-after and valuable feature on Lake Maggiore.

Ideal both as a primary residence and as a prestigious second home, this villa offers a rare opportunity to enjoy lakeside living in complete privacy, within a property of exceptional architectural significance.

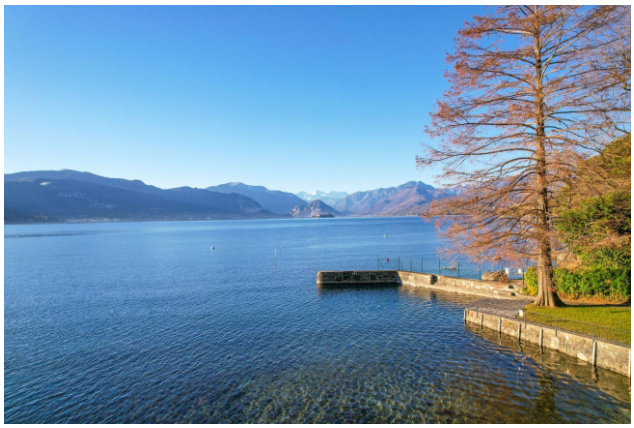
Certification

Energy Class: F

Property Informations

Address: Via Verbano	**Zip Code**: 21038
Bedrooms: 6	**Bathrooms**: 4
Rooms: 7	**Internal condition**: Excellent
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Floor: Multilevel	**Total floors**: 3
Parking space: Uncovered	**Date of construction**: 1957
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private, 2.000 sq.m	**Kitchen**: Eat-in kitchen
: Yes	

















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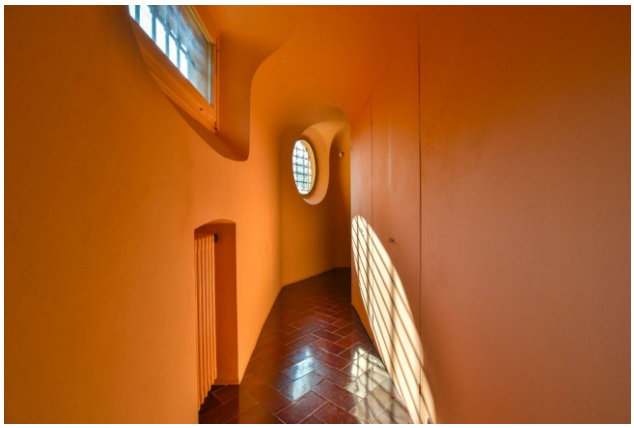






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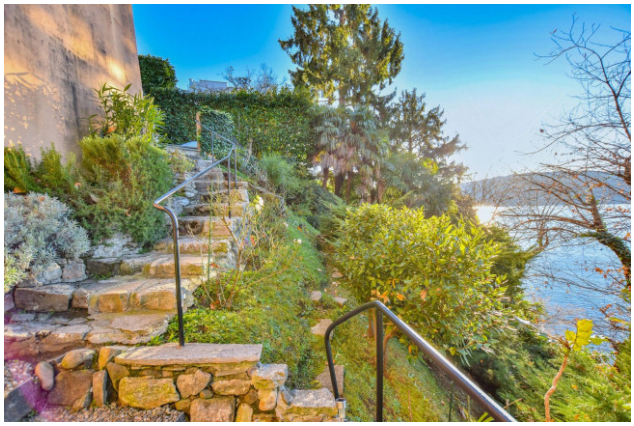


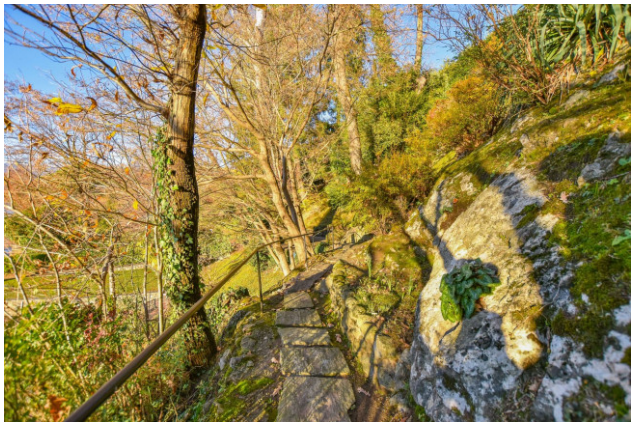














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