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

Villa for Sale in Cadrezzate con Osmate
€ 850.000
Ref. CBI112-2916-301482



352 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

Luxury Villa with Private Park, Natural Spring and Pond for Sale near Lake Monate – Cadrezzate con Osmate, Italy

Set within the unspoiled greenery of Cadrezzate con Osmate, just minutes from the crystal-clear waters of Lake Monate and the prestigious Lake Maggiore, this elegant detached villa offers a rare opportunity to experience refined living immersed in nature and absolute privacy.

The residence is gracefully positioned within approximately 15,000 sqm of private grounds, partly woodland, ensuring a secluded and evocative setting. The landscaped garden, enhanced by carefully designed architectural lighting, features a natural spring feeding a charming private pond — a distinctive element that enriches the estate's authentic character.

Built in 1989 and meticulously maintained over time, the villa extends across approximately 350 sqm of internal living space. Several upgrades have enhanced both energy efficiency and overall comfort while preserving the residence's timeless elegance. Technical features include a photovoltaic system, a pellet-fueled heating boiler, and a 3,000-liter rainwater collection tank — reflecting a modern approach to sustainability and self-sufficiency.

Arranged over three levels, the ground floor presents a bright and well-articulated living area, comprising a fireplace lounge, formal dining room, fully equipped kitchen opening onto a covered portico ideal for al fresco entertaining, a study, reading area, and guest bathroom. Large French doors create a seamless transition between interior and exterior spaces, fostering a constant dialogue with the

surrounding parkland.

The upper floor hosts the sleeping quarters with four bedrooms, including a primary suite with walk-in wardrobe, two full bathrooms, and a terrace overlooking the private woodland, offering tranquil and open views.

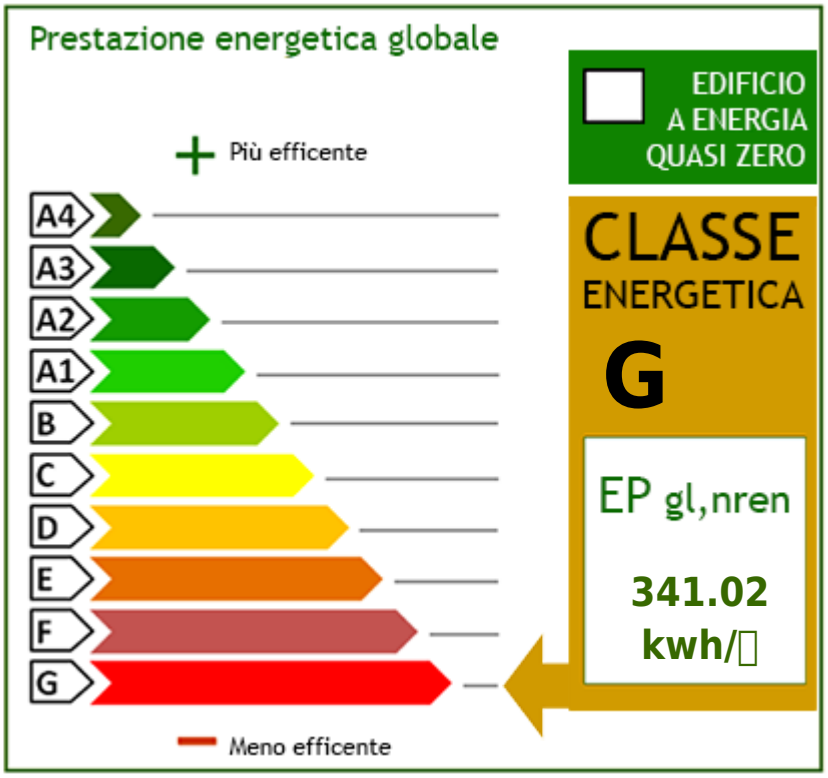
The lower ground level is dedicated to ancillary and leisure spaces, including a spacious taverna, laundry room, workshop, cellar, garage, and multiple outdoor parking spaces.

Two separate gated entrances — a main access and a service entrance — further enhance functionality and discretion.

An exceptional retreat for those seeking an exclusive residence surrounded by nature, yet conveniently connected to Milan and Switzerland.

Property Informations

Address: Via Marconi	**Bedrooms**: 4
Bathrooms: 3	**Rooms**: 5
Internal condition: Excellent	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Total floors: 3	**Suitable for Students**: Yes
Date of construction: 1989	**Current Status**: Available after the deed of sale
Balconies: Present	**Garden**: Private, 15.000 sq.m
Kitchen: Eat-in kitchen	**Garage**: for one car
: Yes	



















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