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

Estate for Sale in Comabbio
€ 2.000.000
Ref. CBI112-2916-301483



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

Exclusive Lakefront Estate for Sale on Lake Monate with Private Beach and 24,000 sqm Park – Lombardy, Italy

Set directly on the pristine shores of Lago di Monate, within the renowned Seven Lakes district of Lombardy and just a short drive from Lago Maggiore, this remarkable estate represents one of the most compelling waterfront opportunities currently available in Northern Italy.

Nestled within an unspoiled natural setting and surrounded by birch, beech, chestnut, and oak woodlands, the property enjoys direct access to the lake's exceptionally clear, swimmable waters and features a private beach — a truly rare asset given that Lago di Monate is entirely privately owned, with all shoreline access held under private title.

The estate spans approximately 24,000 sqm and currently operates as a well-established hospitality business with 133 pitches, including 7 luxury glamping tents and 6 mobile homes, in addition to dedicated areas for tents, vans, and motorhomes. Amenities include two sanitary facilities, an additional accessible block, reception area, barbecue zone, playground, multi-sport grounds, camper service station, ecological waste area, and generous on-site parking. The infrastructure is comprehensive, efficient, and fully operational.

A private three-level residence is also situated within the grounds. The lower level accommodates the restaurant, cellars, and service areas, while the upper floors host the office and living quarters, comprising a reception area, fully equipped kitchen, three bedrooms,

bathroom, and an outdoor veranda. This configuration offers an ideal balance between entrepreneurial management and refined lakeside living.

The expansive grounds provide an immersive natural environment and present significant development potential. Conceptual enhancement plans have already been prepared, envisioning the addition of a swimming pool, restaurant expansion, new social spaces, and a panoramic walkway — all designed with careful attention to preserving and enhancing the native vegetation.

The estate lends itself equally to the continuation of its hospitality operation or to conversion into a distinguished private waterfront residence in one of Lombardy's most exclusive and environmentally pristine lake settings.

The asking price for the entire property is €2,000,000. Should a purchaser wish to continue the existing business activity, acquisition of the operating company may be negotiated separately.

Property Informations

Address: Camping lago monate

Bedrooms: 3

Bathrooms: 3

Rooms: 4

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

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Floor: Multilevel

Total floors: 3

Suitable for Students: Yes

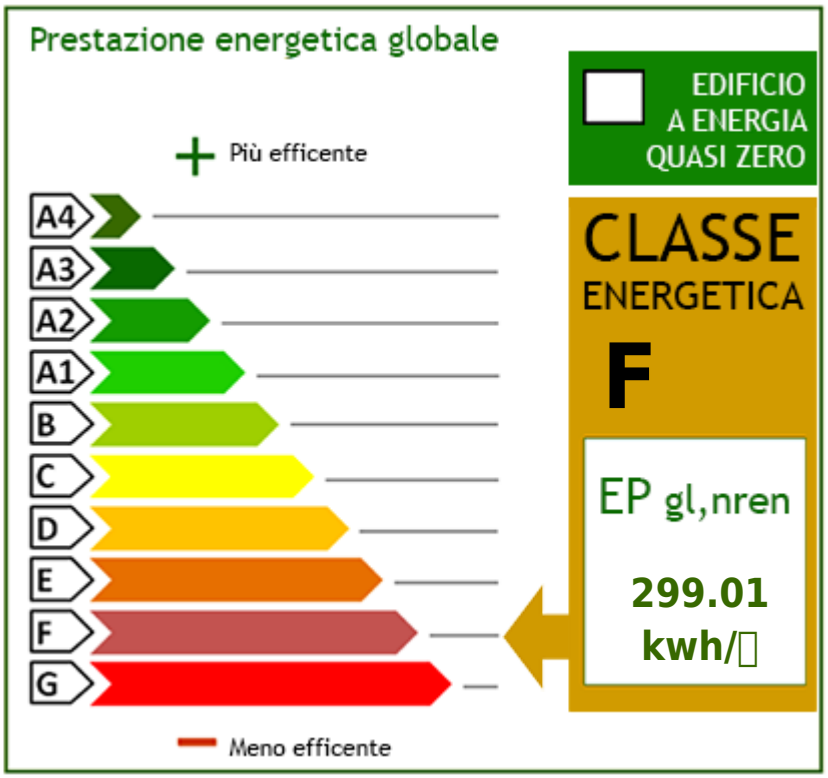
Current Status: Available after the deed of sale

Balconies: Present

Garden: Private, 24.000 sq.m

Kitchen: Open kitchen

: Yes



















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