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

# Villa for Sale in Sesto Calende

## € 850.000

### Ref. CBI112-2916-301485



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

**Bare Ownership Villa for Sale with Panoramic Lake Maggiore and Monte Rosa Views in Lisanza – Sesto Calende**

In a commanding, panoramic position overlooking Lake Maggiore, in the sought-after hamlet of Lisanza within Sesto Calende, we are pleased to present the bare ownership of an independent villa with exceptional lake views.

The property enjoys a sweeping outlook across the lake waters, extending toward the historic Rocca di Angera and the majestic peaks of Monte Rosa - a setting of remarkable scenic beauty.

Originally built in the late 1980s and meticulously maintained, the villa extends over three above-ground levels, offering approximately 250 square metres of internal space. The main entrance is located on the upper floor, an architectural choice designed to maximize natural light and enhance the panoramic living areas.

The principal level features a bright living room with fireplace and direct access to a panoramic terrace - the true focal point of the residence - along with a separate kitchen and guest bathroom.

The lower floor accommodates the sleeping quarters, comprising three bedrooms, including a primary suite, all with direct access to a lake-view balcony. Two bathrooms (one with bathtub and one with shower) and an external storage room complete this level.

On the ground level, a wood-finished tavern room with a distinctive porthole window framing the lake creates an intimate and characterful setting. This floor also includes an additional bathroom with laundry area, the technical room with boiler and water system, and ancillary spaces including the diesel tank.

An independent suite, currently used as a study and music room, features a wide panoramic window that brings the lake visually into the interior space.

The property is completed by a private garage and a landscaped garden equipped with automatic irrigation, with potential for the construction of an infinity pool overlooking the lake.

From a technical standpoint, the villa offers a diesel heating system (installed in 1988, remotely manageable), wooden double-glazed windows, clinker flooring and a security alarm system.

The sale of bare ownership represents a compelling long-term investment opportunity in one of the lake's most desirable residential settings. The property is conveniently located within easy reach of the main marinas of Lake Maggiore and approximately 30 minutes from Milan Malpensa International Airport, while Milan can be reached in about one hour by car.

A residence defined by its views, privacy and enduring value - ideally suited as a future primary home or as an elegant second residence on one of Northern Italy's most iconic lakes.

## Property Informations

| | |
|---|---|
| **Address**: Via della torre Lisanza | **Bedrooms**: 4 |
| **Bathrooms**: 3 | **Rooms**: 5 |
| **Internal condition**: Excellent | **---> data_operazione <---**: 0000-00-00 |
| : 0000-00-00 | **Floor**: Multilevel |
| **Total floors**: 3 | **Parking space**: Covered |
| **Suitable for Students**: Yes | **Date of construction**: 1988 |
| **Current Status**: Available after the deed of sale | **Balconies**: Present |
| **Terrace**: Present | **Garden**: Private, 500 sq.m |
| **Kitchen**: Eat-in kitchen | : Yes |

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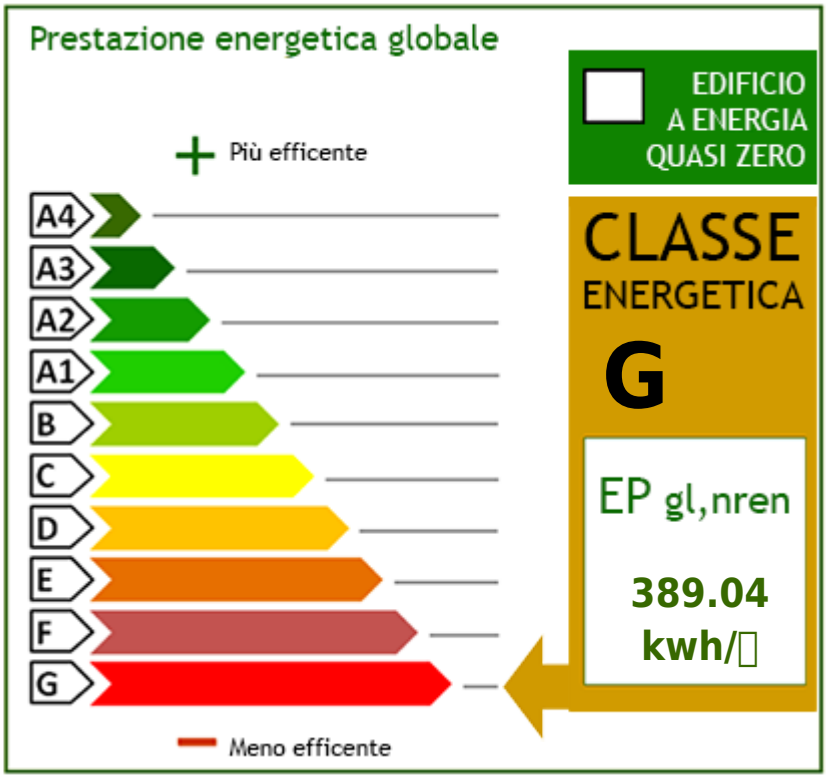

















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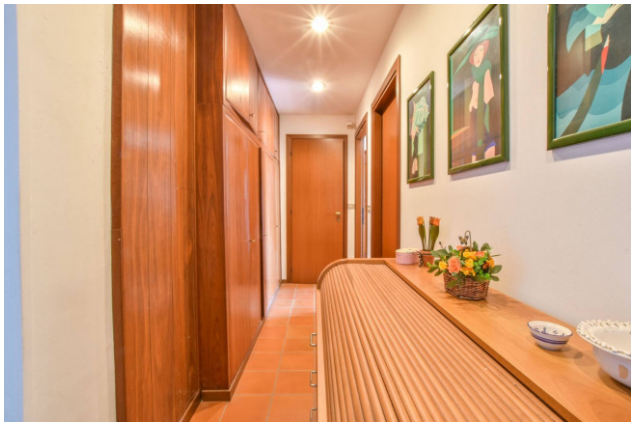







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