COLDWELL BANKER
GRUPPO BODINI

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

Villa for Sale in Bodio Lomnago
€ 2.650.000
Ref. CBI112-2916-301499



800 sq.m | Bathrooms: 5 | Bedrooms: 5 | Rooms: 6

Iconic BBPR Architectural Luxury Villa for Sale on Lake Varese with Private Park and Monte Rosa and Lake Views

Situated in a commanding position overlooking the shores of Lago di Varese, this villa represents a rare opportunity within the high-end residential market. The view extends across the lake and reaches the silhouette of Monte Rosa, offering dramatic sunsets and a constantly changing natural panorama.

Set within approximately 20,000 sqm of private parkland, the estate ensures complete privacy, surrounded by greenery and free from visual or acoustic disturbances. A key feature for an international clientele seeking discretion, security, and an elevated lifestyle.

Designed in the 1960s by BBPR—one of the leading figures of Italian modern architecture and creator of Torre Velasca—the villa reflects a disciplined architectural approach, seamlessly integrated into its natural surroundings.

With approximately 800 sqm across three levels, the residence offers generous, light-filled and highly adaptable spaces. The main split-level living area, defined by extensive glazing, establishes a strong dialogue between interior and exterior environments. The living spaces include a formal dining room opening onto a panoramic terrace, a fully equipped kitchen with pantry, an additional lounge area, and a versatile atelier currently used as a recording studio.

The sleeping area comprises five bedrooms and five bathrooms, designed to ensure comfort and privacy. A full range of service spaces

further enhances functionality, including laundry, technical rooms, bespoke storage, cellars, and a woodshed.

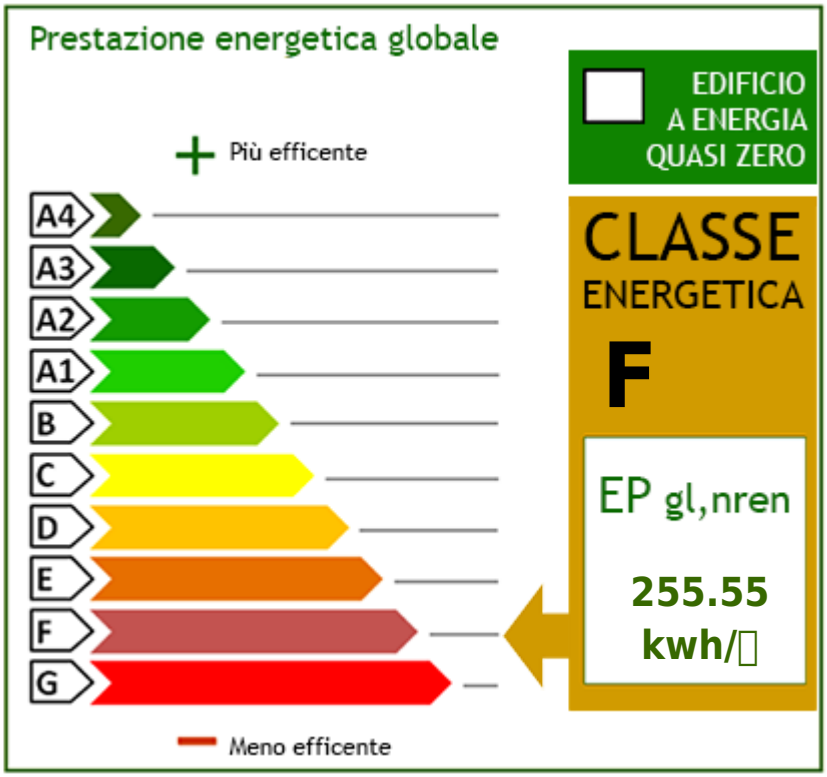
Additional features include a private gym, a three-car garage, an external garage, and an auxiliary building. Within the grounds, an independent guest house provides accommodation for guests or staff, offering a living room with open kitchen, three bedrooms, a bathroom, ancillary spaces, and a covered outdoor portico.

The location offers an optimal balance between seclusion and connectivity: Varese, Milan Malpensa Airport, and the main routes to Milan are all within easy reach. The surrounding area is enriched by premium services, sporting facilities, and the presence of the European School, further enhancing its appeal to international families.

A residence that combines architectural pedigree, land scale, and strategic positioning—representing a long-term legacy asset.

Property Informations

Address: Via boffalora	**Bedrooms**: 5
Bathrooms: 5	**Rooms**: 6
Internal condition: Good	**---> data_operazione <---**: 0000-00-00
: 0000-00-00	**Floor**: Multilevel
Total floors: 4	**Suitable for Students**: Yes
Date of construction: 1961	**Current Status**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private, 20.000 sq.m	**Kitchen**: Eat-in kitchen
Garage: for three cars	: Yes



















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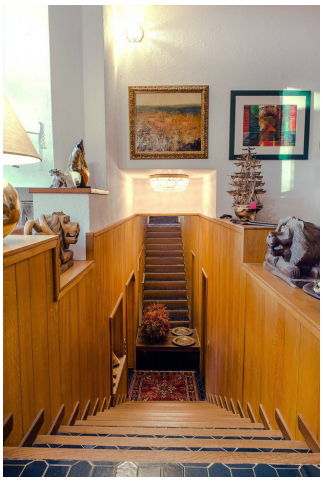






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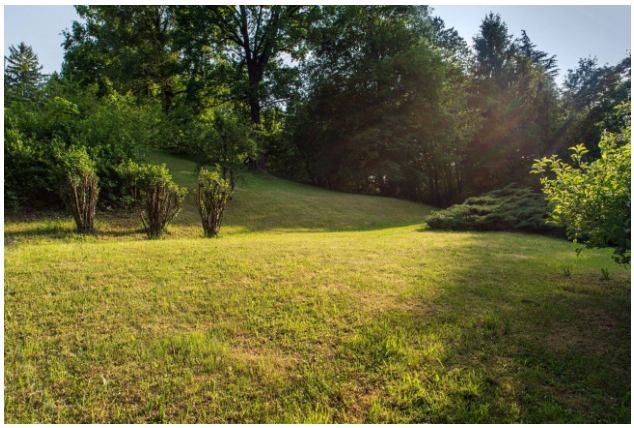






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