



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















