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

Villa for Sale in Borgo Ticino
€ 2.200.000
Ref. CBI112-2916-301456



698 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 7

Luxury Villa for Sale in Borgo Ticino Piedmont | Villa La Mantegna with 11 Hectare Park, Pool, Stables and Sports Facilities

Set in the heart of Piedmont, in a strategic position between Lake Maggiore and the region's main transport routes, **Villa "La Mantegna"** is an elegant country estate surrounded by an exceptionally expansive private park.

Located in the municipality of Borgo Ticino, the property enjoys a highly desirable setting: approximately six kilometres from Lake Maggiore, close to the prestigious Agrate Conturbia and Bogogno golf courses, just five kilometres from the motorway connecting to Milan, and only twenty minutes from Milan Malpensa International Airport. This location offers the perfect balance between absolute privacy and effortless accessibility.

Built in 1979 and meticulously maintained over the years, the villa is presented in excellent condition and is ready for immediate occupancy. Continuous maintenance works have preserved both its efficiency and overall quality, ensuring a residence of enduring value.

The main villa extends over approximately **700 square metres** and is set within a magnificent **11-hectare private park**, characterised by expansive lawns and mature trees, including oaks and chestnuts, creating an atmosphere of rare tranquillity and

natural beauty.

The ground floor features a generous living room with fireplace, ideal for everyday living and entertaining, a bright dining room with large windows overlooking the greenery, and a fully equipped kitchen. The sleeping area on the same level comprises a master bedroom with en-suite bathroom and, in a separate wing, three additional bedrooms, each with its own bathroom.

Adjacent to the main residence is an **independent caretaker's apartment**, complete with kitchen, two bedrooms and a bathroom, ideal for staff accommodation or guest use.

The lower ground floor hosts a spacious taverna with bar area, a relaxation lounge, a bathroom and a bedroom with en-suite bathroom, as well as extensive technical and service rooms including a dual-line natural gas boiler room, wine cellar, cold storage room and laundry facilities.

The outdoor spaces significantly enhance the appeal of the estate. Within the park lies a **heated swimming pool of approximately 132 square metres**, featuring a saltwater purification system, a sunbathing area and a barbecue zone, along with a **man-made pond** fed by a private well and used as an irrigation reserve.

The property further includes **two chalet-style storage buildings**, **stables with six horse boxes and related facilities**, a **floodlit tennis court**, a **floodlit 35 x 70 metre football pitch**, officially approved and maintained with an English-style turf, a **floodlit bocce court**, and a **gazebo with tensile structure**, perfect for outdoor dining and entertaining.

Equipped with double-glazed windows and efficient systems throughout, the villa ensures comfort in every season. Its generous proportions and well-planned layout allow for flexible use, whether as a family home or for refined hospitality.

Villa "La Mantegna" is an exceptional opportunity for those seeking a primary residence, an elegant representative home or a prestigious second residence. A private and functional estate of remarkable character, offering elegance, space and versatility in a setting of outstanding natural beauty.

Certification

Energy class: G

Property Informations

Address: Via Mantegna	**Zip code**: 28040
Bedrooms: 6	**Bathrooms**: 5
Rooms: 7	**Internal condition**: Excellent
Floor: Multilevel	**Total floors**: 2
Date of construction: 1979	**Current condition**: Available after the deed of sale
Balconies: Present	**Garden**: Private, 11.000 sq.m
Kitchen: Eat-in kitchen	**animals allowed**: Yes

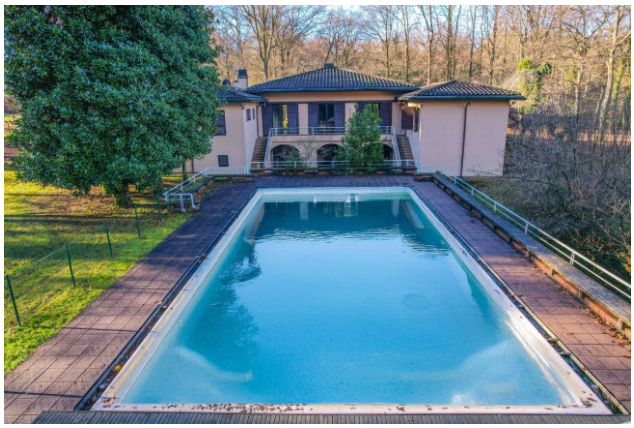
Features

Antenna: Independent	Storage	High-speed internet connection
Cellar	Fastweb connection	Fireplace
Parquet	Telephone system	Shower
Wooden fixtures	Preparation for alarm system	Shutters
Pool	Land: 11000 □	

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres

Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			

















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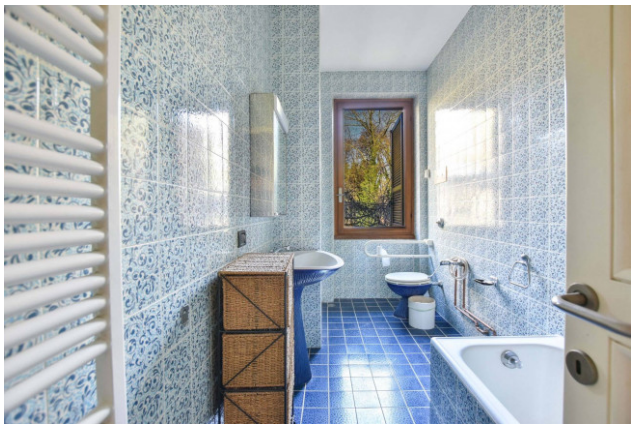






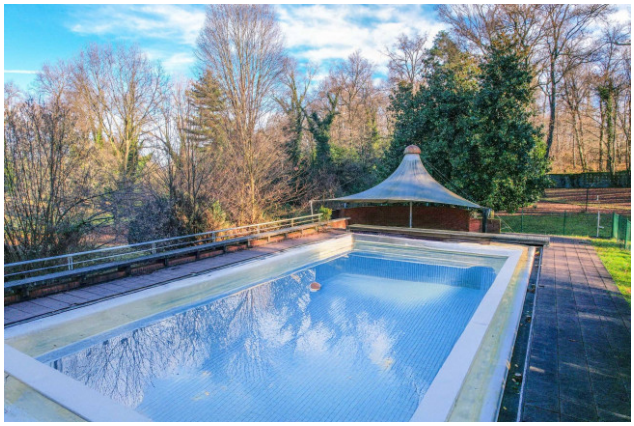
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