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

Villa for Sale in Laveno-Mombello

€ 900.000

Ref. CBI112-2916-301468



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

Historic Villa for Renovation with 14,000 sqm Park and Lake Maggiore Views for Sale in Laveno Mombello – Cerro, Italy

In Laveno Mombello, just 500 meters from the charming lakeside promenade of Cerro, we are pleased to present a rare opportunity: a period villa set within an expansive private park, complemented by a guesthouse and additional ancillary buildings, all requiring renovation yet offering extraordinary potential to create an exclusive residence overlooking Lake Maggiore.

The main villa and its outbuildings, dating back to the early 20th century, are nestled within approximately 14,000 square meters of wooded land — a private and tranquil natural setting of remarkable beauty. The estate retains the timeless charm of aristocratic residences of the past and awaits either a refined restoration that enhances its original architectural character or the development of an entirely new project designed to maximize the significant building potential available.

The principal villa extends over approximately 320 square meters across multiple levels. The property further includes a 100-square-meter guesthouse, a rustic cottage, and a spacious garage.

The land, largely flat with only a gentle incline, lends itself perfectly to the creation of a distinguished master residence complete with landscaped gardens, swimming pool, tennis court, private spa, and dedicated leisure and entertainment areas.

Current planning regulations allow for the relocation of the existing volumes to a more elevated and panoramic position within the

grounds, offering open views across Lake Maggiore and the Borromean Islands. Additionally, each unit benefits from the possibility of increasing its volume by 25%, presenting a rare opportunity to conceive a high-profile architectural project, whether in a classical or contemporary style.

The estate also benefits from two independent vehicular entrances and the possibility of direct connection to main utilities. The private green surroundings, strategic location, and natural beauty of the landscape make this offering particularly attractive both for private buyers seeking to create an iconic lakeside residence and for developers envisioning a distinctive architectural statement.

A visionary investment where heritage, landscape, and architectural ambition converge to create a truly unique property.

Certification

Energy class: G

Property Informations

Address: Via del roccolo	**Zip code**: 21014
Bedrooms: 5	**Bathrooms**: 5
Rooms: 6	**Internal condition**: To be renovated
Floor: Multilevel	**Total floors**: 4
Suitable for students: Yes	**Date of construction**: 1900
Balconies: Present	**Terrace**: Present
Garden: Private, 14.000 sq.m	**Sea distance**: 500 meter
Kitchen: Eat-in kitchen	

Features

Antenna: Independent	Storage	Cellar
Parquet	Telephone system	Electric system: Compliant with the regulations in force at the time of installation
Wooden fixtures	Shutters	Panoramic view
Land: 14000 □		

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			

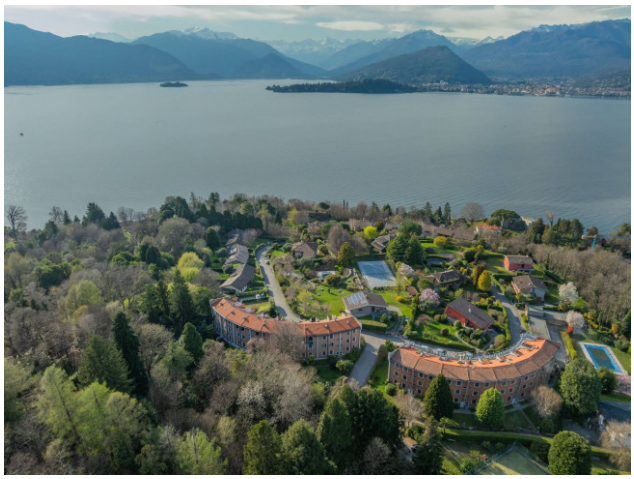









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