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

Villa for Sale in Teglio
Tresenda
€ 2.300.000
Ref. CBI112-2916-301562



1.050 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 10

A 1907 ALPINE VINEYARD ESTATE BETWEEN ST. MORITZ AND VALTELLINA

Some properties are distinguished by their architecture. Others by their setting. The rarest are defined by the relationship between the two.
Dating from 1907, **Villa del Lupo** sits within the vineyards of Valtellina, one of Northern Italy's historic wine regions. The property is surrounded by Nebbiolo vines, the grape variety behind the region's renowned Sforzato di Valtellina and Valtellina Superiore wines, and overlooks a landscape formed over centuries by viticulture and alpine life.
The estate is set between St. Moritz and Bormio, within reach of two of the Alps' most recognised destinations, while remaining rooted in the valley's agricultural and cultural fabric. Vineyards, mountain villages, and long-established traditions define the surroundings.
Built in local stone, the residence follows the architectural language of the region. The main house, including its master suite with private terrance and four additional bedrooms, is conceived for both private living and entertaining. Carefully reinterpreted by its owner, subtle references to mountain homes in the American West have been introduced. Natural materials, balanced proportions, and tastefully curated interiors define the atmosphere and provide a coherent sense of design continuity, aligned with its setting, and an atmosphere of quiet ease.
The estate extends across approximately 2,600 square metres of terraced grounds overlooking vineyards and mountains. A swimming pool is set within the landscape, enjoying open views across the vineyards and surrounding mountains. The main house includes an

ajacent guest annex, with independent access, providing additional accommodation.
Across the seasons, the property changes character. Spring and summer are defined by outdoor living among the vineyards. Autumn follows the rhythm of the harvest. Winter places St. Moritz, Bormio and Livigno within easy reach, along with established ski and wellness destinations in the Alps.
Located in the Province of Sondrio, renowned for its traditional Pizzoccheri and spectacular alpine scenery, the residence enjoys a privileged setting between the Italian and Swiss Alps.
World-class ski destinations including **St. Moritz, Bormio** and **Livigno** are all within easy reach, while Lake Como is approximately one hour away and Milan can be reached in around one hour and 40 minutes.
The Valtellina valley was one of the host regions of the Milano–Cortina 2026 Winter Olympic Games, further enhancing its international profile and year-round appeal.
Beyond the winter season, the area offers exceptional hiking and cycling trails, fishing, renowned wineries and scenic wine routes—making it an outstanding destination to enjoy in every season.

Property Informations

Address: VIA TRESENDA PER QUIGNA, SNC	**Bedrooms**: 6
Bathrooms: 6	**Rooms**: 10
Internal condition: Excellent	**Floor**: Multilevel
Total floors: 4	**Parking space**: Uncovered
Suitable for students: Yes	**Date of construction**: 1907
Current condition: Available after the deed of sale	**Balconies**: Present
Terrace: Present	**Garden**: Private
Kitchen: Eat-in kitchen	**animals allowed**: Yes

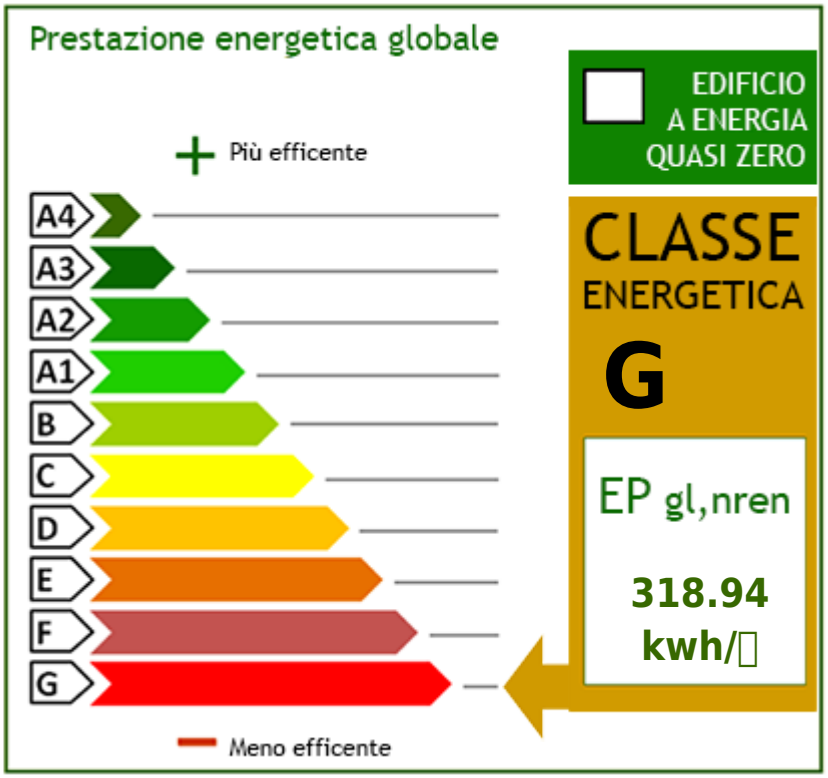
Features

Terrace	Antenna: Independent	Porch
SAT Tv: Independent	Storage	High-speed internet connection
Cellar	Fastweb connection	Fireplace
Parquet	Telephone system	Electric system: Compliant
Shower	Wooden fixtures	Alluminium fixtures
Preparation for alarm system	Shutters	Garret
Pool	Panoramic view	Land

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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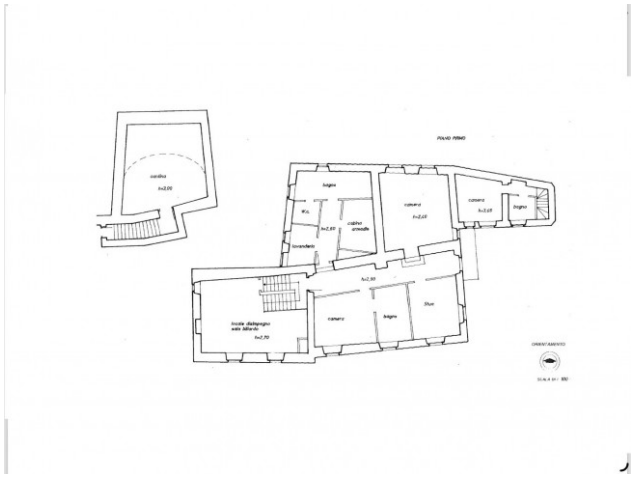
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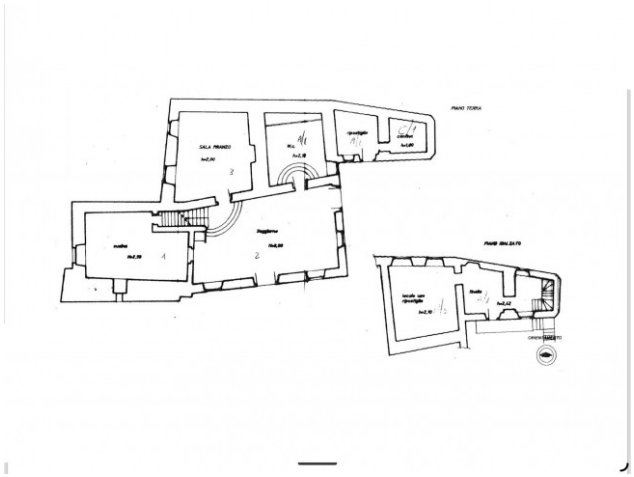


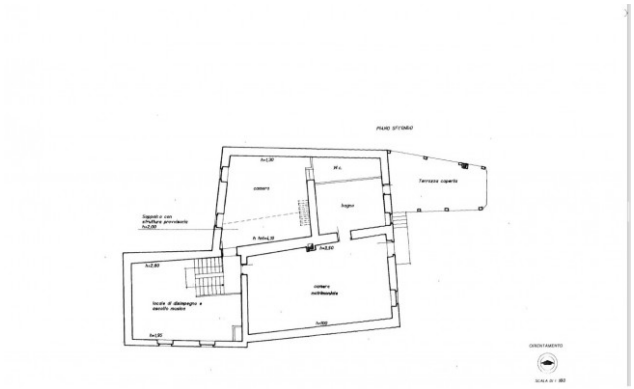


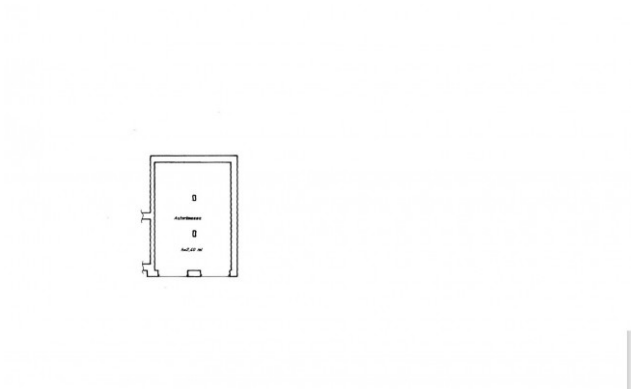












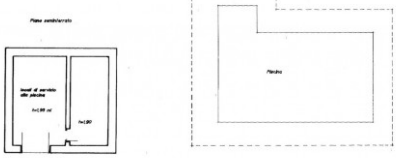
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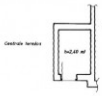
PIANO PRIMO SOTTOSTRADA

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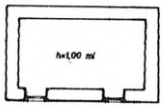


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