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

# Villa for Sale in Solbiate con Cagno

# € 860.000

## Ref. CBI112-2916-301568



## 449 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 8

**Villa with Swimming Pool and Private Park of 5,900 sqm**

In a prestigious and private residential area of **Solbiate con Cagno**, just **7 km from the Swiss border of Bizzarone**, this important detached villa enjoys a privileged and dominant position, offering a rare level of privacy and seclusion.
The property is set on the highest point of its plot, **in a dominant position over the surrounding properties**, a feature that enhances the sense of complete independence and isolation, while still being located in a well-connected residential area close to **Como, Varese, Milan, and the Canton of Ticino**.
The villa is surrounded by a **private 5,900 sqm park**, featuring beautiful mature **stone pines**, which give the garden a Mediterranean identity and a particularly evocative atmosphere. At the heart of the park, a large swimming pool completes the outdoor spaces and provides the perfect setting to enjoy the property during the warmer months.
The residence is mainly arranged on a single level, with an additional attic floor and a spacious semi-basement level.
The main floor features an elegant entrance hall and a bright representative living room with **white-veined grey marble floors, natural stone walls, and a fireplace**, opening onto the garden through large French doors and a covered porch that extends along three sides of the living and kitchen areas.
The sleeping area includes **three spacious bedrooms**, all fitted with custom-built wardrobes. The master bedroom benefits from an en-suite bathroom, while a second bathroom serves the other two bedrooms.
The attic level offers further highly versatile spaces, with **two bedrooms, a study, and a bathroom**, and can be used as an independent apartment for guests or staff.

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The semi-basement level, **fully above ground and featuring large windows and direct views over the garden**, includes a charming **tavern with fireplace**, as well as a bathroom, laundry room, cellar, technical room, and a large garage with space for **five cars**.
The property is in excellent condition, with carefully maintained finishes and features such as an **irrigation system, perimeter and volumetric security system, pressure sensors in the garden, and double-glazed windows**.
A residence of strong presence, where **architecture, nature, and privacy** coexist in a rare and refined balance.

## Property Informations

| | |
|---|---|
| **Address**: VIA CAVOUR, 31 | **Bedrooms**: 6 |
| **Bathrooms**: 5 | **Rooms**: 8 |
| **Internal condition**: Good | **Suitable for students**: Yes |
| **Date of construction**: 1980 | **Current condition**: Available after the deed of sale |
| **Terrace**: Present | **Garden**: Private, 5.900 sq.m |
| **Kitchen**: Eat-in kitchen | **animals allowed**: Yes |

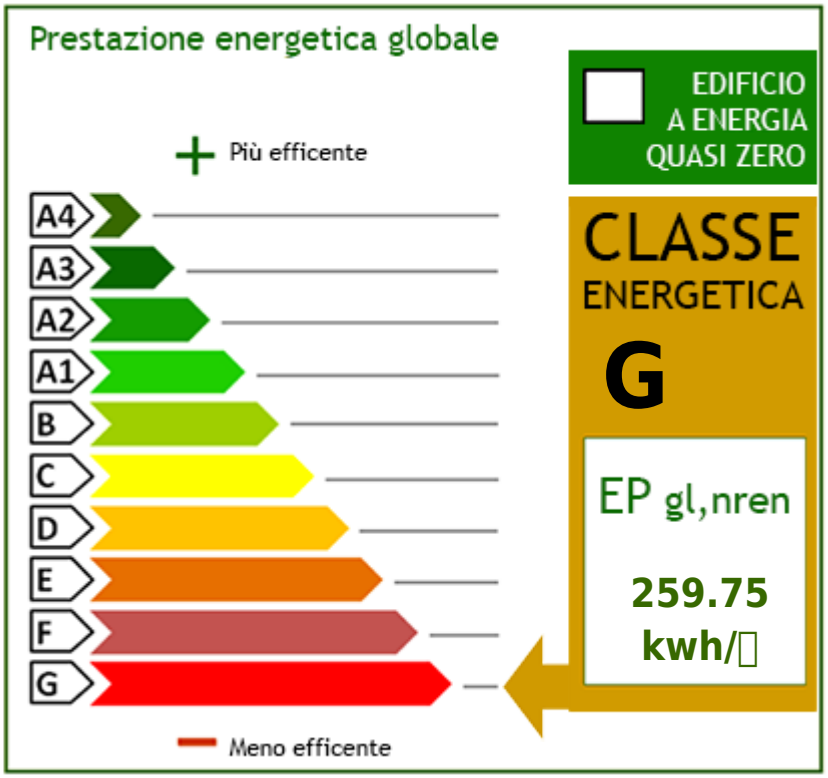
## Features

| | | |
|---|---|---|
| Terrace | Antenna: Independent | SAT Tv: Independent |
| Storage | High-speed internet connection | Cellar |
| Fastweb connection | Fireplace | Air conditioning |
| Parquet | Telephone system | Electric system: Compliant with the regulations in force at the time of installation |
| Shower | Wooden fixtures | Preparation for alarm system |
| Safety deposit box | Roller shutters | Basement |
| Pool | Panoramic view | Land: 5900 □ |

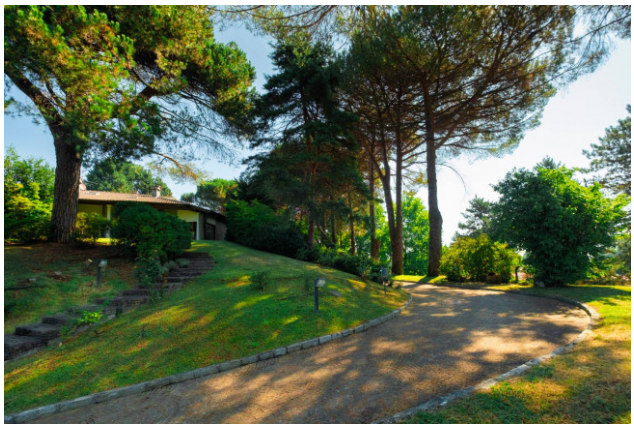
## Nearby

| | | | |
|---|---|---|---|
| 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 | | | |

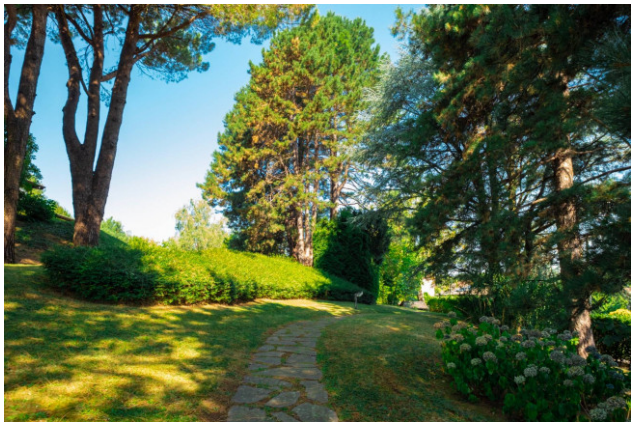
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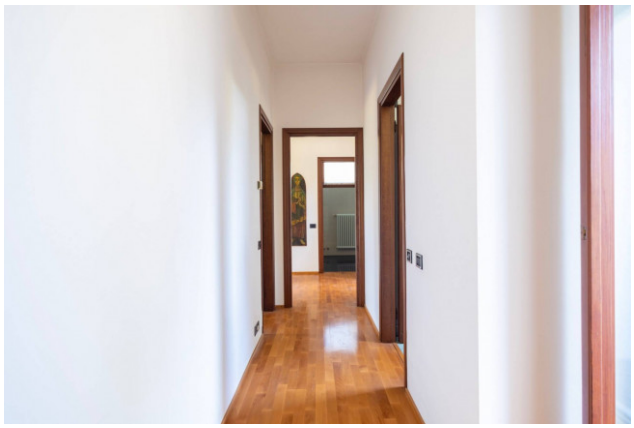








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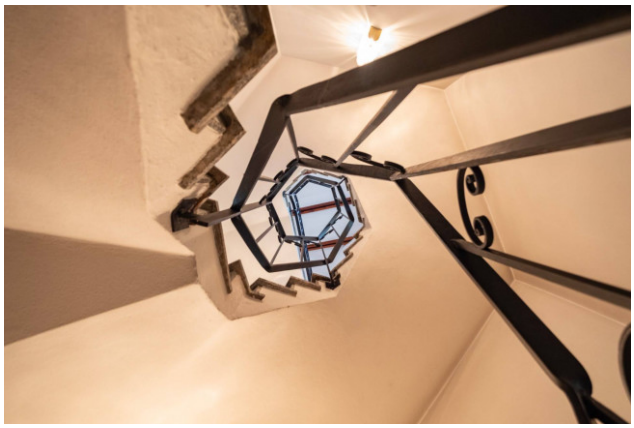






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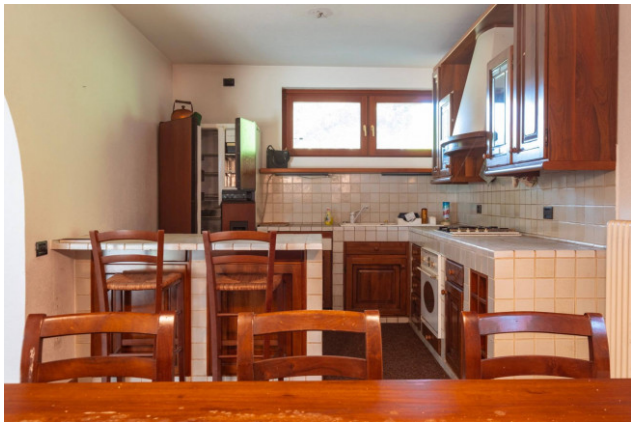












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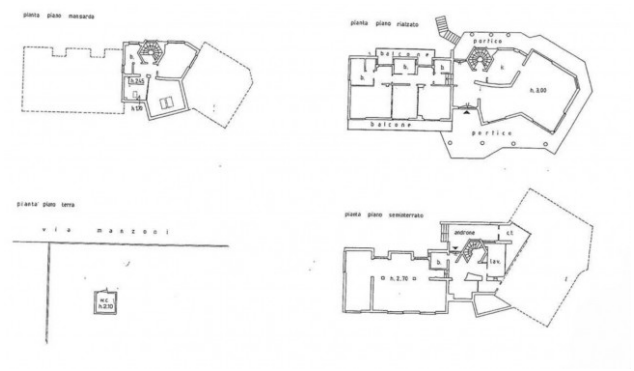













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