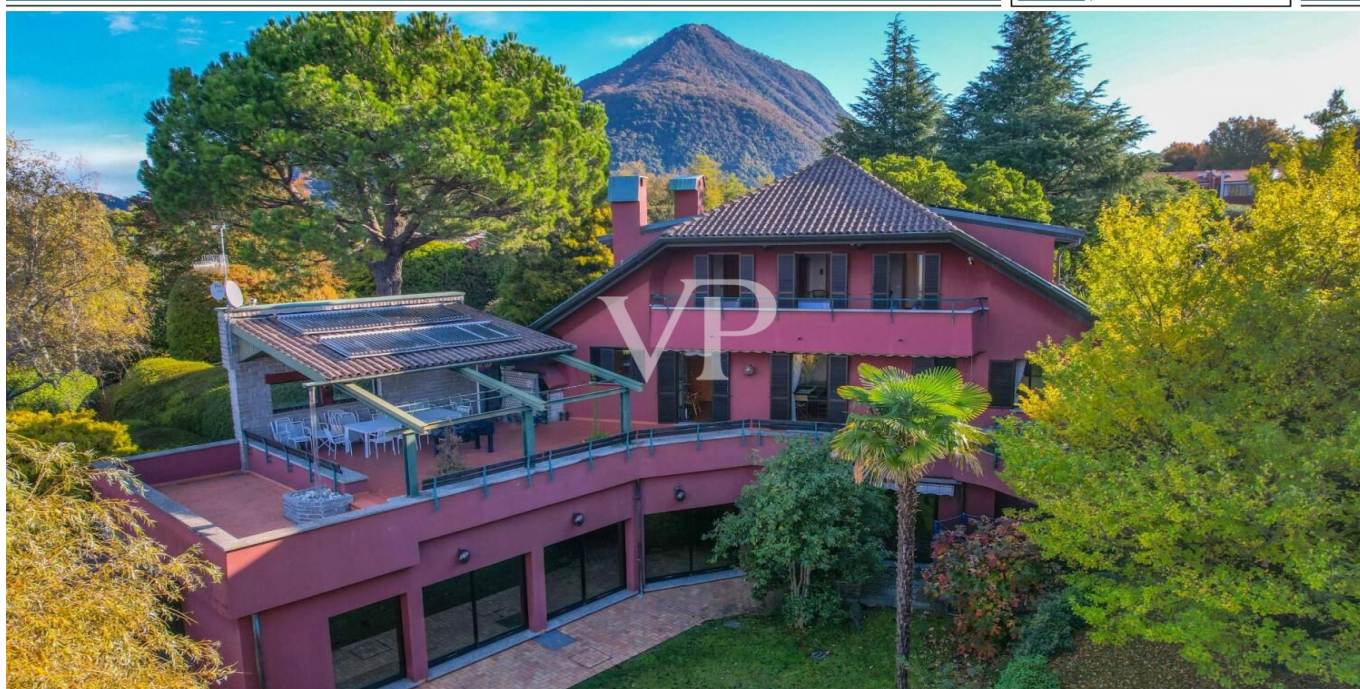


Laveno-Mombello (VA) – Laveno

Villa in Laveno-Mombello Lake Maggiore

Property ID: IT252942185



www.von-poll.com

PURCHASE PRICE: 2.400.000 EUR • LIVING SPACE: ca. 475 m² • ROOMS: 8

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

At a glance

Property ID	IT252942185
Living Space	ca. 475 m²
Available from	22.12.2025
Rooms	8
Bedrooms	7
Bathrooms	6
Year of construction	1982
Type of parking	1 x Garage

Purchase Price	2.400.000 EUR
Commission	Subject to commission
Total Space	ca. 488 m²
Equipment	Terrace, Swimming pool, Sauna, Fireplace, Balcony

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

Energy Data

Energy Certificate	Energy demand certificate
Final Energy Demand	179.00 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1982

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



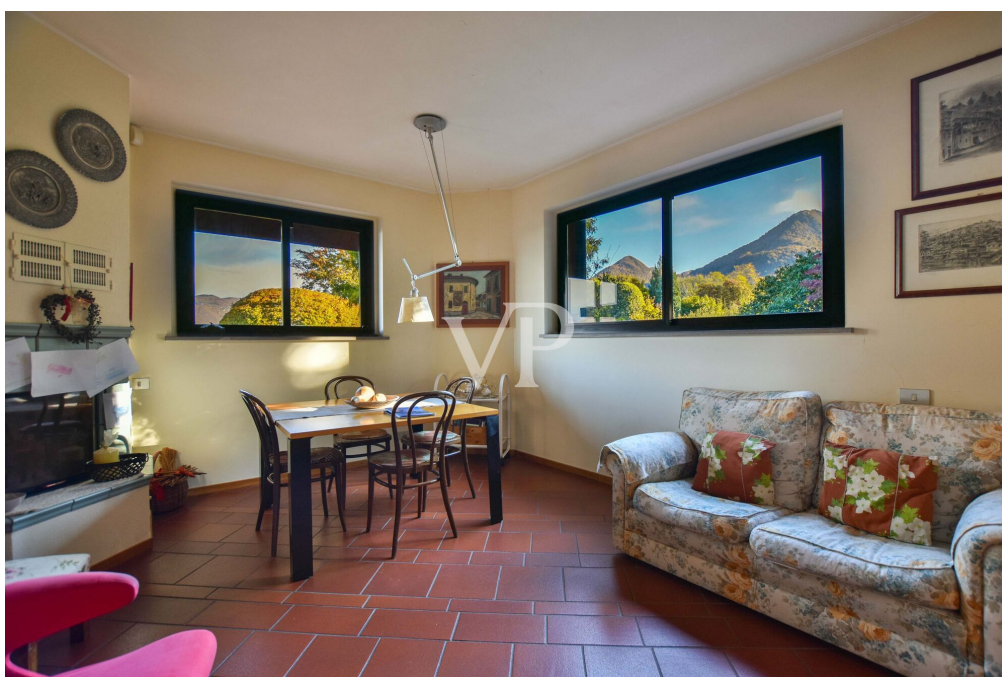
Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



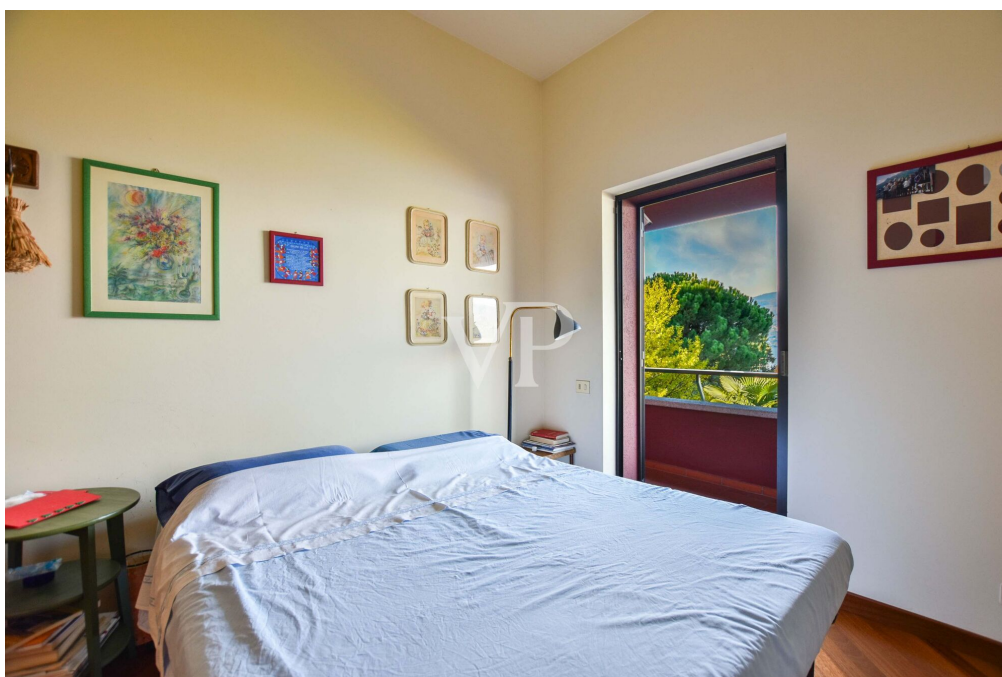
Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



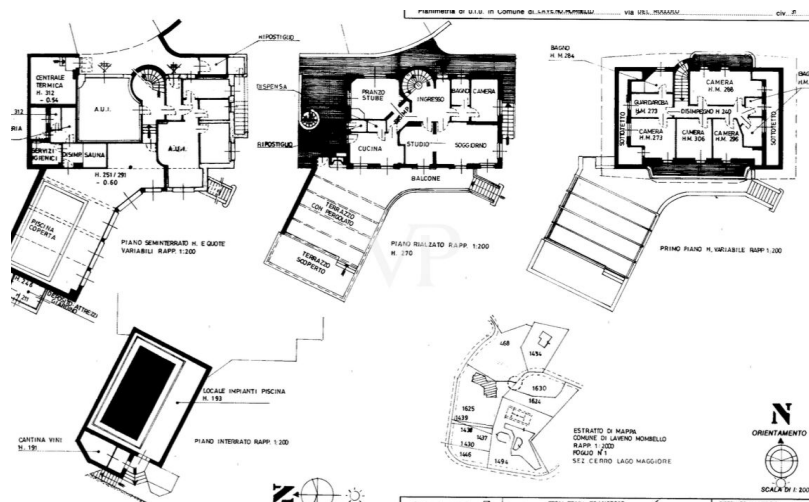
Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

The property



Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

A first impression

In a panoramic and reserved position, in the green and quiet locality of Roccolo in Laveno Mombello, we offer for sale a prestigious villa with suggestive views of Lake Maggiore. The context is residential and exclusive, immersed in nature, but at the same time conveniently connected to the center of Laveno and the hamlet of Cerro, with quick access to the lake, services and main infrastructures.

The villa, built in 1982 and constantly maintained with great care, is developed on three levels for a total area of about 460 sqm, plus a double garage of about 30 sqm. The rooms stand out for their spaciousness, rational distribution and remarkable brightness. The property is surrounded by a large garden of about 4,000 sqm, mostly flat and enriched by mature trees, which guarantees high levels of privacy and further enhances the splendid open view of the lake. The main floor houses the spacious living area, characterized by original terracotta floors, consisting of a living room and dining room with direct access to the balcony and terrace with pergola, from which there is a magnificent view of Lake Maggiore. An ideal space for convivial moments and to fully experience the outdoors. The kitchen, separate and livable, also overlooks the terrace and is equipped with a pantry and a practical storage room with external access. Completing the level is a large room with fireplace, currently used as a study but easily usable as a dining room or winter living room, a bedroom and a bathroom with shower. The upper floor, finished with parquet floors, is dedicated to the sleeping area. Here there is a master bedroom with wardrobe, en suite bathroom and balcony with lake view, as well as three additional double bedrooms, all with access to the balconies. One of the rooms, particularly generous in size and equipped with double access and double windows, offers the possibility of being divided into two separate rooms, bringing the total number of rooms to five. There are two other bathrooms on the floor, one with a shower and one with a bathtub. The basement, with a separate entrance, is dedicated to service and wellness spaces. It includes a tavern with kitchen and direct access to the garden, a bedroom, a bathroom with shower and a complete wellness area with heated indoor pool, sauna, dressing room and dedicated bathroom. Completing the level is the central heating plant and double garage, accessible by ramp.

The villa is equipped with radiator heating and solar thermal panels for hot water production. The well-preserved original finishes give the property an authentic, warm and welcoming character. There is also the possibility for new owners to join the Roccolo Condominium. This villa represents an ideal solution both as a main residence, for those who wish to live in a quiet and private setting without sacrificing the convenience of services, and as an elegant holiday home on Lake Maggiore, thanks to its panoramic location, large spaces and the versatility of the rooms, perfect for welcoming family and



VON POLL
REAL ESTATE

guests in every season.

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

Details of amenities

- Double garage of about 30 sqm
- Private garden of about 4,000 sqm, mostly flat
- Spacious terraces and balconies with lake views
- Terrace with pergola
- Original terracotta floors in the living area
- Separate, eat-in kitchen
- Pantry and utility room with external access
- Room with fireplace (study / winter dining room)
- Sleeping area with parquet floors
- Possibility of obtaining a fifth bedroom
- Basement with separate entrance
- Tavern with kitchen and direct access to the garden
- Wellness area with heated indoor pool
- Sauna
- Dressing room and bathroom dedicated to the wellness area
- Central heating
- Independent heating with radiators
- Solar thermal panels for hot water production
- Well-preserved original finishes
- Possibility of joining the Roccio Condominium

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

All about the location

The property is set in the unique landscape setting of Laveno Mombello, a renowned resort on the eastern shore of Lake Maggiore, prized for the quality of life, the charm of the area, and the services available to residents.

The area offers a perfect blend of nature, culture, and practicality: the center of Laveno features a bustling lakefront with bars, restaurants, boutiques, and public spaces, as well as a marina with regular ferry connections to locations around the lake.

Transportation infrastructure is well developed, with train stations and regional lines connecting the area to Varese and Milan, providing excellent connections for work and leisure.

Points of historical and cultural interest, such as the Museo Internazionale del Design Ceramico (MIDeC), are also in the immediate vicinity, as well as opportunities for outdoor recreation, including lakeside walks, scenic routes, equipped beaches, and the cable car to Monte Sasso del Ferro, from which there are extraordinary views of the entire lake basin.

The resort is not only coveted for vacations and tourism, but also represents an ideal setting for daily life, with services, stores, and facilities within easy reach, while maintaining a balance between residential tranquility and the vitality of a fine lake center.

Property ID: IT252942185 - 21014 Laveno-Mombello (VA) – Laveno

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com