in
sale a Toceno
€ 990.000
Ref. MA26051



420 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 20

In Toceno, a picturesque mountain town at 907 metres above sea level located in the Vigezzo Valley, just 40 km from Lake Maggiore and 90 minutes from Milan,
In a central yet secluded location, we offer for sale an extraordinary early 20th-century residence of approximately 400 square meters, expertly renovated by Professor Giovanni Simonis and Milanese architect and designer Gigi Caccia Dominioni, who have preserved and enhanced its historical identity, transforming it into a residence of rare elegance.
The property stands out for its refined and coherent architectural language, where every detail tells a story: custom-designed period fixtures, such as lacquered doors, shelves, and built-in cabinets, harmoniously interact with authentic materials such as oak parquet flooring and stone surfaces, creating a perfect balance between material warmth and compositional rigor. The ground floor features a room with strong character, dominated by a large semicircular fireplace with stone seating, flanked by versatile spaces including a kitchen currently used as a study, a bathroom, a charming pre-cellar area, and a large period cellar.
The level is completed by a technical room with a recently replaced condensing boiler (2025) and completely renovated heating systems.
The first floor features a bright and dramatic living area, complete with a living room adorned with an antique Vigezzo stone fireplace and direct access to the garden through large French windows. The dining room connects with elegant and functional rooms, while the stone kitchen creates an intimate and authentic atmosphere. The main entrance, a bathroom, a laundry/wardrobe with custom-built cabinets, and additional hallways complete the level, along with paved outdoor spaces that enhance the connection between interior and exterior.
The second floor is dedicated to the sleeping area: a long hallway with custom-built wardrobes leads to three spacious double bedrooms and a single bedroom, all accessed by balconies, as well as two bathrooms (one with a shower and one with a bathtub) and a storage closet. The oak floors and stone staircase emphasize the stylistic continuity and material quality of the project. An internal living room leads to a charming covered arcaded portico, a charming architectural feature that accompanies the path to the garden, creating a refined continuity between the interior spaces and the surrounding landscape.
On the top floor, the attic with exposed beams hosts a large living area with a sleeping area and a large utility room, entirely finished in parquet, offering further versatility and charm.
Crowning the property, the perfectly preserved roof, made of ancient local beola stone, crafted and installed according to the valley's traditional construction techniques, represents a precious element of architectural authenticity and demonstrates the project's profound respect for the history and identity of the site. The property is surrounded by a landscaped garden of approximately 1,400 square meters, arranged on multiple levels with stone staircases and an orchard, featuring a double entrance and ancillary rooms for tool storage. On the first floor, additional paved and landscaped areas enhance the livability of the outdoor spaces, ensuring privacy and a sense of connection with nature.
The property includes two stone-paved parking spaces. A unique residence, where historic architecture, signature design, and quality materials blend in a rare balance, creating a timeless home.

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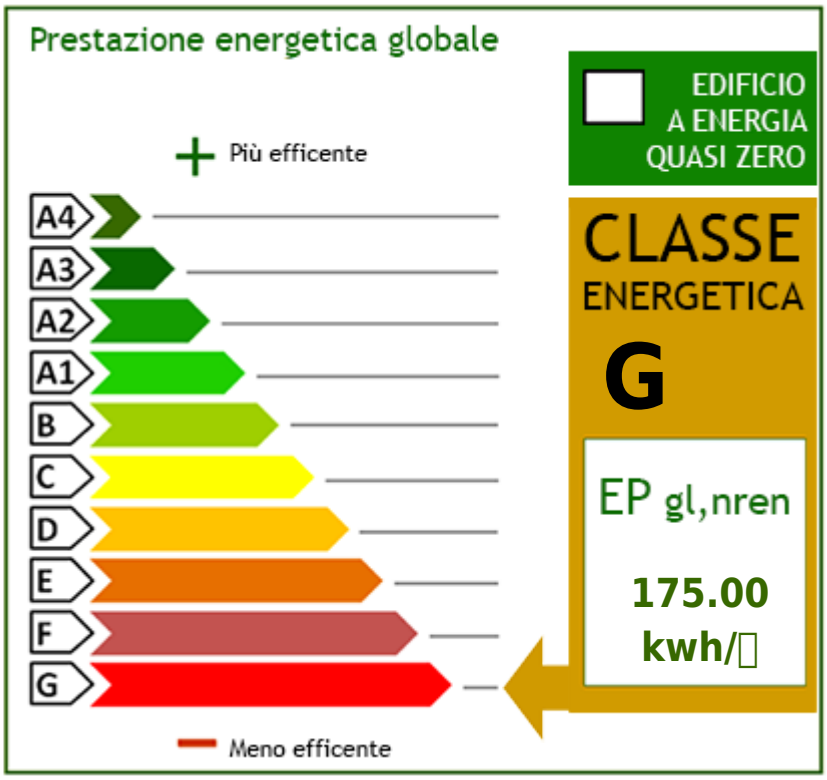
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In collaboration with
Homes Real Estate
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Property details

Address: Via Madonnina	**Bedrooms**: 5
Bathrooms: 4	**Rooms**: 20
State of Preservation: Excellent	**Level**: Multi-Storey
Total Floor: 4	**Heating**: Heating
Parking: Uncovered Parking	**Age Construction**: 1900
Balconies: Present	**Terrace**: Present
Garden: Private, 1.400 sq.m.	**Kitchen**: Regular Kitchen



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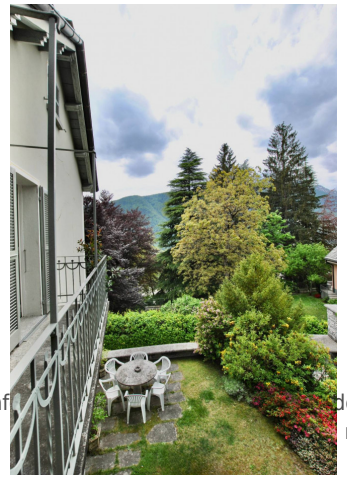














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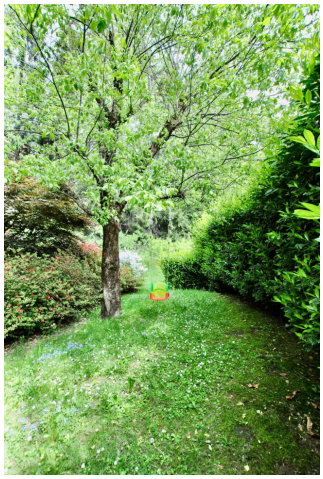
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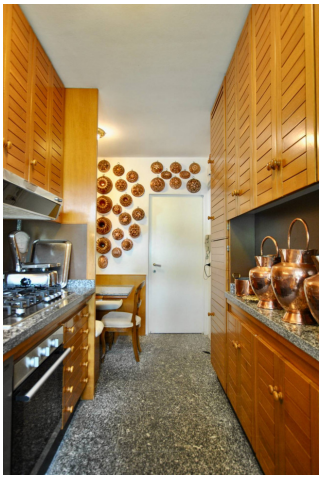




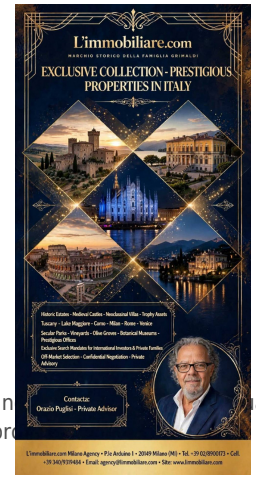










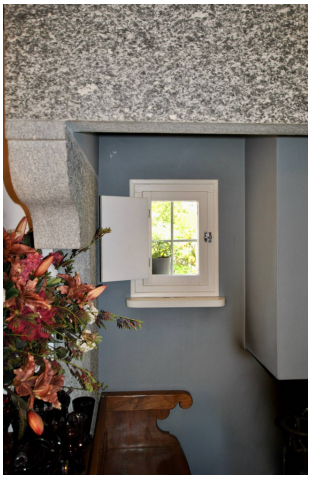


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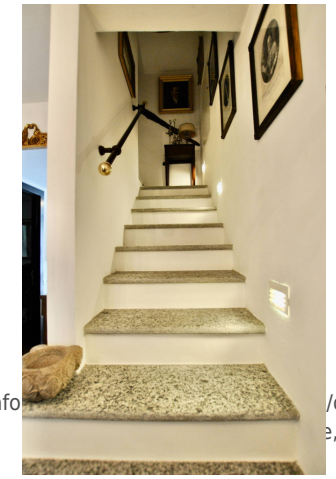


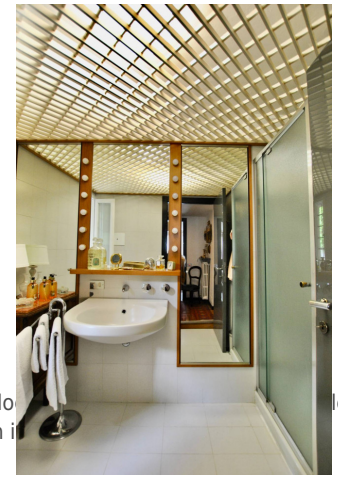










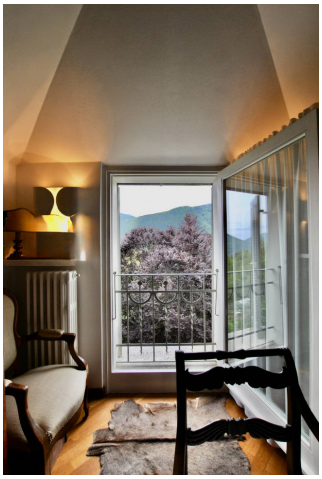


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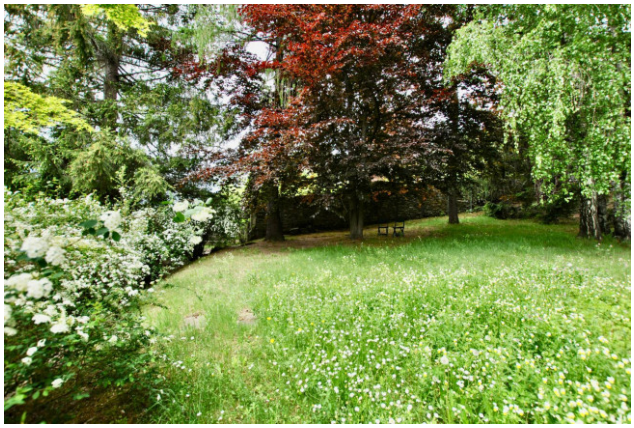


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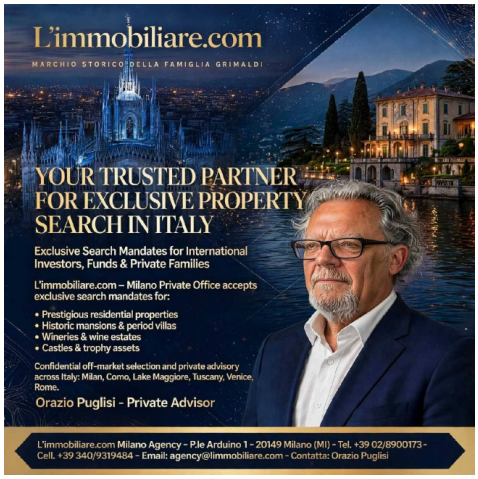
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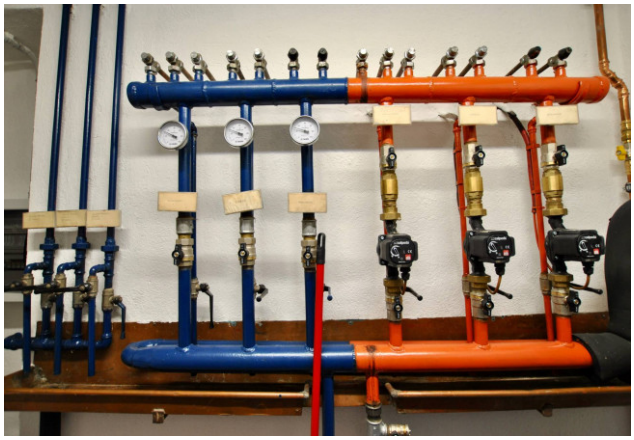


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