


Villa in Sale a Casciago (VA) Via Al Poggio
CASCIAGO EXCLUSIVE NEW SINGLE VILLA

Via Al Poggio, we offer exclusive new single villa consisting of two independent housing units and embellished with a large flat garden of 1,700 square meters. Built by the current owners about ten years ago, this residence has all the precautions to ensure high-level living comfort. The main housing unit develops on two levels. On the ground floor a large porch leads into the entrance that leads to the large living room where the large openings allow a valuable view of the beautiful planted garden that embraces the house. The kitchen is large and it too has access to the garden. A full bathroom serving the living area. A beautiful semi-circular staircase leads to the first floor where there is a double bedroom with balcony, a large mezzanine overlooking the living room, and a bathroom still customizable in the choice of sanitary ware. The wooden roof with exposed beams, the mezzanine and the elegant staircase that connects the two floors contribute to form exciting architectural volumes. The secondary housing unit is located on the ground floor with an independent entrance. It consists of living room with open kitchen, double bedroom and bathroom. Here, too, a pleasant mezzanine overlooking the living room makes the environment very wide-ranging. At the service of the villa there is an important basement floor where we find an 80 sqm garage, a tavern, cellars and a laundry room. The pretty and private garden, completely pious, enjoys excellent sun exposure at any time of the year. The uncovered area of the villa benefits from a residual buildable residual volume equal to approximately 209 square meters of Gross Floor Area. This building potential allows an extension of the existing building or a new construction. This interesting real estate proposal goes well with the needs of two family groups, but is also well suited for use as a single large property. In fact, the secondary housing unit on the ground floor can easily be attached to the remaining part of the villa simply by creating an opening, giving rise to the possibility of two further bedrooms with bathroom. The municipality is located a few kilometers from the center of Varese and from the lake of the same name and can be easily reached via the A8 motorway (Varese exit) or with the Ferrovie Nord Milano (Morosolo / Casciago station). A few kilometers away is the renowned European School school complex. The Municipality has interesting religious buildings such as the church of Sant'Eusebio, the church of San Giovanni, the parish church of Santi Agostino, Monica and Giovanni Battista, the parish church of Sant'Ambrogio in the Morosolo hamlet. Other notable buildings are the Villa Andreani Castelbarco-Albani from 1780 and the Villa Stampa Foscarini from 1700 where Alessandro Manzoni stayed. **DO NOT MISS OPPORTUNITY TO FIX A VISIT FOR THIS NEW REAL ESTATE PROPOSAL!** Energy Class C Ipe 150.47

INFORMATION

Ref.	V001046
Type	Sale
Category	Villa
Price	830,000.00 EUR
Expenses	
Year	2009
Energetic Class	C 150.47

NUMBER

Rooms	5
Bedrooms	3
Bathrooms	3
Balconies + Terraces	1
Floor	Ground floor
Car Space	
Box	4

SQUARE METERS

Commercial	357
Garden	1760
Cellar	54
Balconies + Terraces	28
Attic	
Tavern	85
Box	80

FEATURES

Property Conditions	New	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Not Furnished	Type living	Double
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Caldaia a Condensazione
Tipo Impianto	Floor heating	Fonte Energetica	Natural Gas Heating	Hot Water	Independent
Fixtures	Wooden double glazed	Doors	New	Blind	PVC Blinds
Floors Living Room	Porcelain	Floors Bedrooms	Parquet	Floors Kitchen	Porcelain
Floors Bathroom	Ceramic	Access for disabled	No barrier		

ACCESSORIES

Flue	Electric Gate	Double glasses	Dual entrance	Railings
Separate entrance	Laundry	Security door	Closet	

IMAGES











