

Via Cavour 38 21100 Varese (VA) Tel 0332280230 - Cel 3394383790 info@studiosanmartino.it www.studiosanmartino.it



VARESE VIA MONTE BERNASCO

Pretty terraced villa which is part of a complex of only 4 real estate units, in the quiet and tranquility of one of the most peaceful and sought after areas of the city. The structure of the villa is modulated in volumes placed side by side and superimposed on different levels, giving it a harmonious arrangement of the living spaces. On the ground floor we find the entrance, which leads to the spacious living room with fireplace, the fulcrum of the house, with a large window opening onto the pleasant garden and the surrounding green landscape. The kitchen is separate with an exit to the garden as well, ideal for outdoor gatherings. A few steps lead up to the complete bathroom serving the floor, and to a comfortable and functional ironing / laundry room. On the upper level we are welcomed by a beautiful study loft, overlooking the living room below, three double bedrooms and two complete bathrooms. A large terrace accessible from this residential floor. At the basement level we find a garage for two cars, technical rooms and two cellar rooms.Built in the 70s, an era that is reflected in the construction type of the house, this property needs a modernization work that can improve the living comfort and bring it closer. to current standards. This real estate solution is well suited to the needs of couples and families, looking for a quiet and green location. The city center, where we find the main railway stations, can be easily reached in a few minutes by car or with the main public transport bus lines. The Milan Malpensa and Lugano Agno airports are around 30 minutes away by car; the motorway entrance is convenient for reaching the nearby city of Milan. CALL NOW FOR THIS NEW EXCLUSIVE REAL ESTATE OFFER! Energy Class G Ipe 288.88

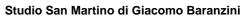
INFORMATION			
Ref.	V001083		
Туре	Sale		
Category	Bungalow		
Price	395,000.00 EUR		
Expenses	400.00 EUR		
Year	1970		
Energetic Class	G 288.88		

NUM	IBER
Rooms	4
Bedrooms	3
Bathrooms	3
Balconies + Terrace	es
Floor	Ground floor
Car Space	
Вох	2

SQUARE METERS			
Commercial	240		
Garden	150		
Cellar			
Balconies + Terraces	20		
Attic			
Tavern	53		
Вох	37		

FEATURES

Property Conditio	ns Old	Rank	Elegant	Position	Countryside	
View	Open View	Orientation	South North	Free Sides	2	
Garden	Private	Furniture	Possibility	Type living	Living room	





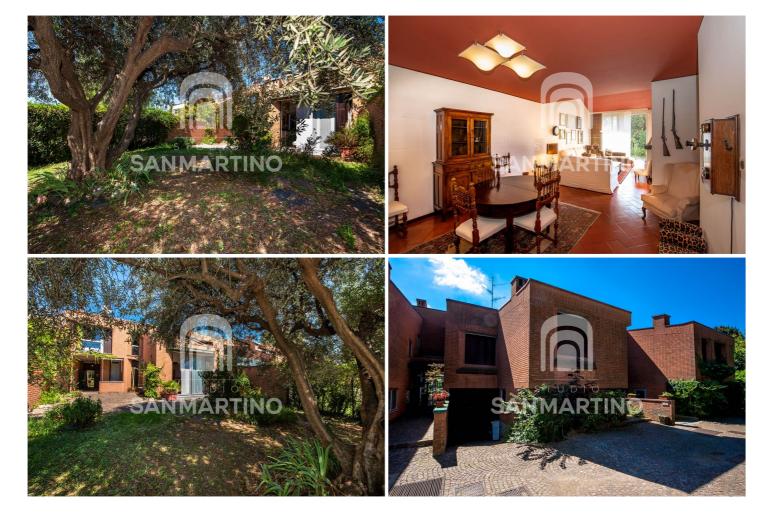
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Kitchen	Small Separate Kitchen	Heating	Independent	Heating Type	Caldaia
Tipo Impianto	Radiator heating	Fonte Energetica	Natural Gas Heating	Hot Water	Independent
Fixtures	Metal	Doors	To be Replaced	Blind	Oscurante Legno
Floors Living Room	Tile	Floors Bedrooms	Moquette	Floors Kitchen	Ceramic
Floors Bathroom	Ceramic	Apartments	One		

ACCESSORIES

Antitheft	Chimney	Flue	Electric Gate	Railings
Separate entrance	Laundry	Closet		

IMAGES



Studio San Martino di Giacomo Baranzini

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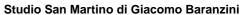








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