



Villa in Sale a Malnate (VA) Via Don Bosetti

MALNATE EXCLUSIVE TWO-FAMILY VILLA

Elegant single villa divided into two real estate units. Immersed in a finely planted garden of 1,400 square meters, which guarantee the necessary privacy and confidentiality, we find this exclusive housing solution; the main living area develops on the ground floor and is divided into two distinct real estate units. The entrance leads into the large living room with a refined and welcoming allure characterized by the Brunelleschi terracotta flooring and the beautiful fireplace integrated with style into the furnishings of the room. The dining area is the ideal continuation of the living room. The kitchen is large and functionally connected directly to the dining room. The full-height living room with a balcony on the upper floor in view, offers a pleasant play of volumes, making the environment wide-ranging. A complete bathroom serving the living area. The sleeping area consists of two large double bedrooms and a second complete bathroom. From the living room a beautiful staircase leads to the upper attic floor where there are two rooms available and another bathroom. The second real estate unit has an independent entrance on the ground floor and consists of a large living room with fireplace, separate kitchen, double bedroom and bathroom. Refined and stylish finishes also for this second apartment. In the basement of the villa we find the tavern, ideal for convivial gatherings in the colder season around the large fireplace, and large spaces available beyond the cellar, laundry and technological rooms. This housing solution is well suited to the needs of two families, but also to the needs of a large family: with small interventions, in fact, the surface of the villa can be combined into a single unit. The Municipality of Malnate is only 8 km from the nearby city of Varese and the Swiss border is only a few minutes away by car. The city of Milan is about 60 km away and can be easily reached by an efficient road network or by rail, the station is located in the town center. CALL NOW FOR THIS NEW UNIQUE REAL ESTATE OFFER! Energy class G lpe 214,49 kWh/mqa e Classe F lpe 231,13 kWh/mqa

INFORMATION

Ref.	V001120
Type	Sale
Category	Villa
Price	615,000.00 EUR
Expenses	
Year	1988
Energetic Class	F 231.13

NUMBER

Rooms	7
Bedrooms	5
Bathrooms	5
Balconies + Terraces	1
Floor	Ground floor
Car Space	
Box	2

SQUARE METERS

Commercial	465
Garden	1400
Cellar	
Balconies + Terraces	32
Attic	
Tavern	
Box	38

FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Hill
View	Open View	Orientation	North West South East	Free Sides	4

Garden	Private	Furniture	Not Furnished	Type living	Dining room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Fixtures	Wooden double glazed	Blind	Oscurante Legno	Floors Living Room	Tile
Floors Bedrooms	Parquet	Floors Kitchen	Tile	Floors Bathroom	Ceramic
Access for disabled	No barrier	Apartments	Two		

ACCESSORIES

Chimney	Flue	Electric Gate	Double glasses	Dual entrance
Separate entrance	Laundry	Solar panels	Security door	Closet
Awning				

IMAGES















