

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



VARESE MASNAGO ELEGANT FOUR-ROOM APARTMENT

VARESE charming apartment with private garden in the context of only 2 real estate units. This elegant property was completely renovated in 2020 with modern and refined finishes and latest generation systems: underfloor heating, predisposition for anti-theft system and solar thermal panel, large anti-break-in windows, griesser mechanized solar screens. Interior finishes with a modern and versatile taste for this house that develops on the ground floor where the entrance leads directly into the spacious living room, which comfortably combines space for both the relaxation area and for dining. The open kitchen is the ideal continuation of the living room. The environment is made particularly bright by the large windows overlooking the garden. A guest bathroom serving the living area. Rational layout that divides the living area well from the sleeping area, the latter consisting of three bedrooms, one of which is double with en suite bathroom and a further complete bathroom. From the living room, an internal staircase leads to a semi-underground room that can be used as a relaxation area, gym or games room; a comfortable laundry room and a bathroom. The apartment, which is part of a building of only two units, is surrounded by a private garden of about 400 square meters. The apartment was completely renovated in 2020 with important energy saving interventions; upon completion of the renovation works, works will be carried out on the facades including the laying of thermal insulation - in this regard the photographic documentation includes renderings of the state of the facades after the insulation works. This real estate solution is well suited to the needs of couples or families, looking for a non-trivial and charming residence, in a reserved environment surrounded by greenery. 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 D

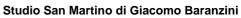
| INFORMATION | | |
|----------------|--|--|
| V001129 | | |
| Sale | | |
| 3+ Bedroom | | |
| 480,000.00 EUR | | |
| | | |
| 1970 | | |
| D | | |
| | | |

| Rooms | 4 |
|----------------------|-----------|
| Bedrooms | 3 |
| Bathrooms | 4 |
| Balconies + Terraces | 1 |
| Floor Gro | und floor |
| Car Space | |

| SQUARE METERS | | |
|----------------------|-----|--|
| Commercial | 198 | |
| Garden | 400 | |
| Cellar | | |
| Balconies + Terraces | 43 | |
| Attic | | |
| Tavern | 55 | |
| Box | | |

FEATURES

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





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| Garden | Private | Furniture | Not Furnished | Type living | Salon |
|------------------------|---------------------|---------------------|---------------------|----------------|-------------------|
| Kitchen | View Kitchen | Heating | Independent | Heating Type | Condensing boiler |
| Type of heating system | Floor heating | Energy source | Natural Gas Heating | Hot Water | Independent |
| Fixtures | Metal double glazed | Doors | New | Blind | Oscurante Metallo |
| Floors Living Room | Parquet | Floors Bedrooms | Parquet | Floors Kitchen | Parquet |
| Floors Bathroom | Ceramic | Access for disabled | No barrier | Apartments | One |

ACCESSORIES

| Flue | Double glasses | Separate entrance | Laundry | Security door |
|------|----------------|-------------------|---------|---------------|
| | | | | |

Electrical shutters

IMAGES









Studio San Martino di Giacomo Baranzini

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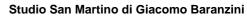














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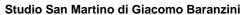








Annunci - 5



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