

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



FARMHOUSE LITTA CHARMING RESIDENCE

Locality San Pancrazio, inside a prestigious historical structure dating back to 1200, former Benedictine monastery, exclusive and elegant charming apartment. Access to this splendid residence is via an external staircase with an exclusive entrance, and leads into the atrium from which the kitchen winds its way, with adjoining pantry and laundry room, and a large double living room with fireplace. On the west side of the house we find a master bedroom with wardrobe and en-suite bathroom; on the opposite side of the apartment there is another double bedroom with bathroom and wardrobe, two single bedrooms and another bathroom. All the floors are made in Tuscan terracotta and the apartment, completely renovated in terms of systems, is equipped with underfloor heating. The careful restoration work has allowed us to keep the original internal doors in solid oak or chestnut wood. The apartment enjoys a private garden of 300 square meters inside which there is an area for parking cars. The property is 12 km from Varese and 55 km from Milan to which it is connected by railway and motorway. The Milan Malpensa airport is about 17 km away. The Swiss border is easily reachable, which is about 20 minutes away by car. CALL NOW FOR THIS ONE-OF-KIND PROPERTY! Energy Class D Ipe 149.37 kWh/sqm

| INFORMATION | | | |
|-----------------|----------------|--|--|
| Ref. | V001188 | | |
| Туре | Sale | | |
| Category | 3+ Bedroom | | |
| Price | 330,000.00 EUR | | |
| Expenses | | | |
| Year | 1200 | | |
| Energetic Class | D 149.37 | | |

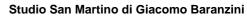
| NUMBER | |
|----------------------|--------|
| Rooms | 5 |
| Bedrooms | 4 |
| Bathrooms | 3 |
| Balconies + Terraces | |
| Floor | 1 di 2 |
| Car Space | |
| Вох | |

| SQUARE METERS | | |
|----------------------|-----|--|
| Commercial | 277 | |
| Garden | 300 | |
| Cellar | | |
| Balconies + Terraces | | |
| Attic | | |
| Tavern | | |
| Box | | |

FEATURES

| Property Conditions | Renovated | Rank | Elegant | Position | Hill |
|------------------------|----------------|---------------|---------------------|--------------|-------------|
| View | Open View | Orientation | South North | Free Sides | 2 |
| Garden | Private | Furniture | Not Furnished | Type living | Double |
| Kitchen | Eat-In Kitchen | Heating | Independent | Heating Type | Boiler |
| Type of heating system | Floor heating | Energy source | Natural Gas Heating | Hot Water | Independent |







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| Fixtures | Wooden double glazed | Doors | Excellent | Blind | Oscurante Legno |
|--------------------|----------------------|---------------------|-----------|----------------|-----------------|
| Floors Living Room | Tile | Floors Bedrooms | Tile | Floors Kitchen | Tile |
| Floors Bathroom | Ceramic | Access for disabled | No | Apartments | Four |

ACCESSORIES

| Wall Closet | Fireplace | Chimney flue | Electric gate | Double glazing |
|-------------------|--------------|--------------|---------------|----------------|
| Separate entrance | Laundry room | Storage room | | |

IMAGES



Studio San Martino di Giacomo Baranzini

SAN MARTINO Joseph Paragin

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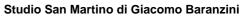














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