



## 3+ Bedroom Apartment Sale in Casale Litta (VA) Via Fratelli Cervi 14

### 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
Type	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	
Box	

#### 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

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







