



## Flat Sale in Varese (VA) Via Timavo

### VARESE CENTER ELEGANT APARTMENT WITH GARDEN

Varese Via Timavo, a stone's throw from the city center, elegant large apartment on two levels. Inside a beautiful villa from the 1930s, we find this charming apartment whose entrance is independent from the private Jordanian. The important entrance leads into the atrium and then into a large hallway that gives access to the spacious living room and the eat-in kitchen; a second hallway defines the sleeping area consisting of a large master bedroom with en suite bathroom and a second bedroom. An additional bathroom at this level. The internal staircase leads to the basement where there is a large tavern and two further bedrooms with bathroom. At this level we also find a convenient laundry and a technical room. Access to the floor is also done independently. This important property is accompanied by a double garage and two uncovered parking spaces. The ideal setting for this stylish home is a 530 sq m private garden ideal for outdoor play of children and moments of relaxation en plein air. The city center is only a few steps away; 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 E - ipe 138.34 kWh / mqa

#### INFORMATION

|                 |                |
|-----------------|----------------|
| Ref.            | V001173        |
| Type            | Sale           |
| Category        | Flat           |
| Price           | 520,000.00 EUR |
| Expenses        |                |
| Year            | 1930           |
| Energetic Class | E 138.34       |

#### NUMBER

|                      |              |
|----------------------|--------------|
| Rooms                | 6            |
| Bedrooms             | 4            |
| Bathrooms            | 3            |
| Balconies + Terraces |              |
| Floor                | Ground floor |
| Car Space            | 2            |
| Box                  | 2            |

#### SQUARE METERS

|                      |     |
|----------------------|-----|
| Commercial           | 277 |
| Garden               | 530 |
| Cellar               |     |
| Balconies + Terraces |     |
| Attic                |     |
| Tavern               | 33  |
| Box                  | 30  |

### FEATURES

|                        |                  |               |                     |              |             |
|------------------------|------------------|---------------|---------------------|--------------|-------------|
| Property Conditions    | Renovated        | Rank          | Elegant             | Position     | Center      |
| View                   | Statue View      | Orientation   | East South West     | Free Sides   | 3           |
| Garden                 | Private          | Furniture     | Not Furnished       | Type living  | Salon       |
| Kitchen                | Eat-In Kitchen   | Heating       | Independent         | Heating Type | Boiler      |
| Type of heating system | Radiator heating | Energy source | Natural Gas Heating | Hot Water    | Independent |

|                |             |                    |                      |                     |            |
|----------------|-------------|--------------------|----------------------|---------------------|------------|
| Cooling        | Split       | Fixtures           | Wooden double glazed | Doors               | Good       |
| Blind          | Wood Blinds | Floors Living Room | Parquet              | Floors Bedrooms     | Parquet    |
| Floors Kitchen | Ceramic     | Floors Bathroom    | Ceramic              | Access for disabled | No barrier |
| Apartments     | One         |                    |                      |                     |            |

## ACCESSORIES

|                   |                  |               |                |                 |
|-------------------|------------------|---------------|----------------|-----------------|
| Antitheft         | Air conditioning | Electric gate | Double glazing | Double entrance |
| Separate entrance | Laundry room     | Armoured door | Storage room   | Video intercom  |

## IMAGES



















