

Rif.: V001200 - **HOME FIORENTINI**

FARMHOUSE FOR SALE IN GAVIRATE - VARESE -

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Surface
Mq 706

Rooms
Until 20

Bathrooms
3

Garden
Mq 1600

Pool
Possibility

Parking lots
Yes



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(Va)

THE PROPERTY IN BRIEF

REFERENCE CODE:

TYPE: Entire building

CONDITION: To be restored

POSITION: Municipal road

LOCATION: Armino

MUNICIPALITY: Gavirate

PROVINCE: Varese

REGIONE: Lombardia

COMMERCIAL AREA: 560 MQ

ROOMS: Over 20

BATHROOMS: 3

FEATURES: Independent building in open area

DISCOVERED AREA: mq 1600

ACCESS: from the municipal road

ELETTRICITY: plant to be modernised

WATER: municipal water network

METHANE GAS

HEATING: system to be modernised



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NEAREST CITIES

Varese (12 km; 22'); Milano (70 km; 1 h 16'); Novara (68 km; 1 h 17'); Como (66 km; 1 h 10').

NEAREST AIRPORTS

Agno, Svizzera (32 km, 51'); Milano Malpensa (32 km, 45'); Milano Linate (86 km, 1 h 10').

THE FARMHOUSE

A typical Lombard house/farmhouse whose construction was completed in 1869, as evidenced by the date engraved on the frame of a large fireplace on the ground floor.

The first owner owned a large plot of land, purchased or received as a dowry upon marriage, in the Armino area as evidenced by the cadastral map of the time

Other more distant lands and buildings, adjacent or in the immediate vicinity of the main farmhouse, initially belonged to the same property. These were dedicated to carrying out the typical jobs of agricultural life such as the farmer's house located near one of the boundaries of the property.

Adjacent to the farmhouse, a large plot of land deliberately agricultural has always been preserved, cultivated with vines and dedicated to cattle and sheep breeding, which guaranteed all food products during the year.

On this still stand plants of undisputed charm such as the majestic oak that was given to the owner's wife on the occasion of her 100th birthday in 1930. A plaque kept by the heirs bears witness to this gift.



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THE LOCATION

Casa Fiorentini is located in the Municipality of Gavirate, a town lying on a strip of land with hills and mountains behind it and to the south it slopes down into the waters of the lake that once bore its name, now Lago di Varese.

Until the mid-1800s, some documents still mention Lake Gavirate, where inside it we can admire a small island, separated from the mainland by a small narrow canal, Il Ticinello. It was originally called Isola di San Biagio, in honor of the patron saint of fishermen and housed a small church dedicated to the saint, which was later destroyed. Later, with the change of owners, the island changed its name, first to



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Camilla Island and then to the current Virginia Islet. Significant evidence of the oldest pile-dwelling settlement in the Alps was found on the Isolino, it is in fact one of the most famous sites of European prehistory and, since 2011, it has been proclaimed a UNESCO World Heritage Site.

On the Gaviratese bank, there is the lakefront, inserted within the context of the cycle path, where there is also a well-equipped playground, some bars and a camper area nearby. For its calm waters, Lake Varese is much loved by those who practice rowing, in fact in recent years it has been selected as the venue for some international regattas, it is no coincidence that Gavirate has been chosen by the Australian company as the venue for the own European sports centre.

Since 2011, the "Australian Sport Commission" has had its headquarters in the sports HUB which hosts the Olympic athletes on the Lido di Gavirate. European Center known as "European Training Center" for the preparation of athletes, for rowing and other sports such as cycling. It is the place chosen by athletes for its good climatic conditions, for the proximity of the Malpensa airport, the railway station, public services and for the presence of numerous sports facilities. An area with tensile structures is dedicated to events that enliven the lakefront with food stands and musical evenings, from spring to autumn.

Gavirate, the most important lake and tourist center in the area, thanks also to the presence of some parks of considerable charm, including the best-known regional park "Campo dei Fiori" and its nature reserves, developed in terraces, once you reach the culmination of admiring wonderful views of the underlying lake Lago di Varese and the Piedmontese Alps where the majestic Monte Rosa rises.



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For those who love greenery and walks in the open air, the "Parco Morselli" is an interesting proposal, surrounded by greenery, located at the entrance to Gavirate, equipped with a children's play area and comfortable tables, ideal for spending relaxing days.

The entrance to the park is adjacent to the church of the Holy Trinity built between 1647 and 1713.

Not far from the village in the hamlet of Voltorre we can admire the Cloister of Voltorre built, according to the most reliable historical sources, between 1100 and 150. A set of religious buildings in Roman-Lombard architectural style. It consists of a bell tower, the church and other buildings that often host art exhibitions. It is recognized as a national monument.

The Municipality of Gavirate is made up of four residential areas: Gavirate, Fignano, Pozzuolo and Armino. Each district has its ancient nucleus rich in historical memories. Walking through the streets you can recognize numerous buildings built between 1300 and 1600 which testify to the historical and economic importance of the village, consolidated over the centuries.

Casa Fiorentini is located right in the district of Armino, a place rich in history, which for centuries was the residence of the Milanese patricians and lords of the area and where one of the most famous and noble families of the dukedom, the "Besozzi family", has left some fine buildings with annexed houses of the massari or peasants who owned the "work tools" and very profitable land,



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The hamlet of Armino is linked to the church of S. Carlo, built where the oratory of San Rocco was located in the 16th century. In 1652 the construction of the new oratory began. In the eighteenth century Armino was a real fiefdom of the Besozzi lords, their noble residence is located on the edge of the town almost in defense, surrounded by an extensive garden.

From a careful analysis of the residence it is assumed that the place was fortified and that at the four corners of the quadrilateral there were as many towers, during the restoration sheets with writings referring to the costs of metal materials dating back to the 16th century were found between the beams of the ceiling, this building it was therefore the seat of a blacksmith's forge probably for the construction of weapons. If the hypothesis were confirmed, the name of Armino could be explained.



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BUILDING DESCRIPTION

Nascosta tra il verde adiacente al palazzo Besozzi ed alla chiesa di San Carlo lungo la strada che porta al Comune di Cocquio, si trova proprio **Casa Fiorentini**, edificata secondo i principi ottocenteschi l'accesso principale è da via Mazzini, dal cancello si arriva al cortile tramite una piccola strada interna che costeggia il giardino all'italiana e una serra/limonaia in muratura.

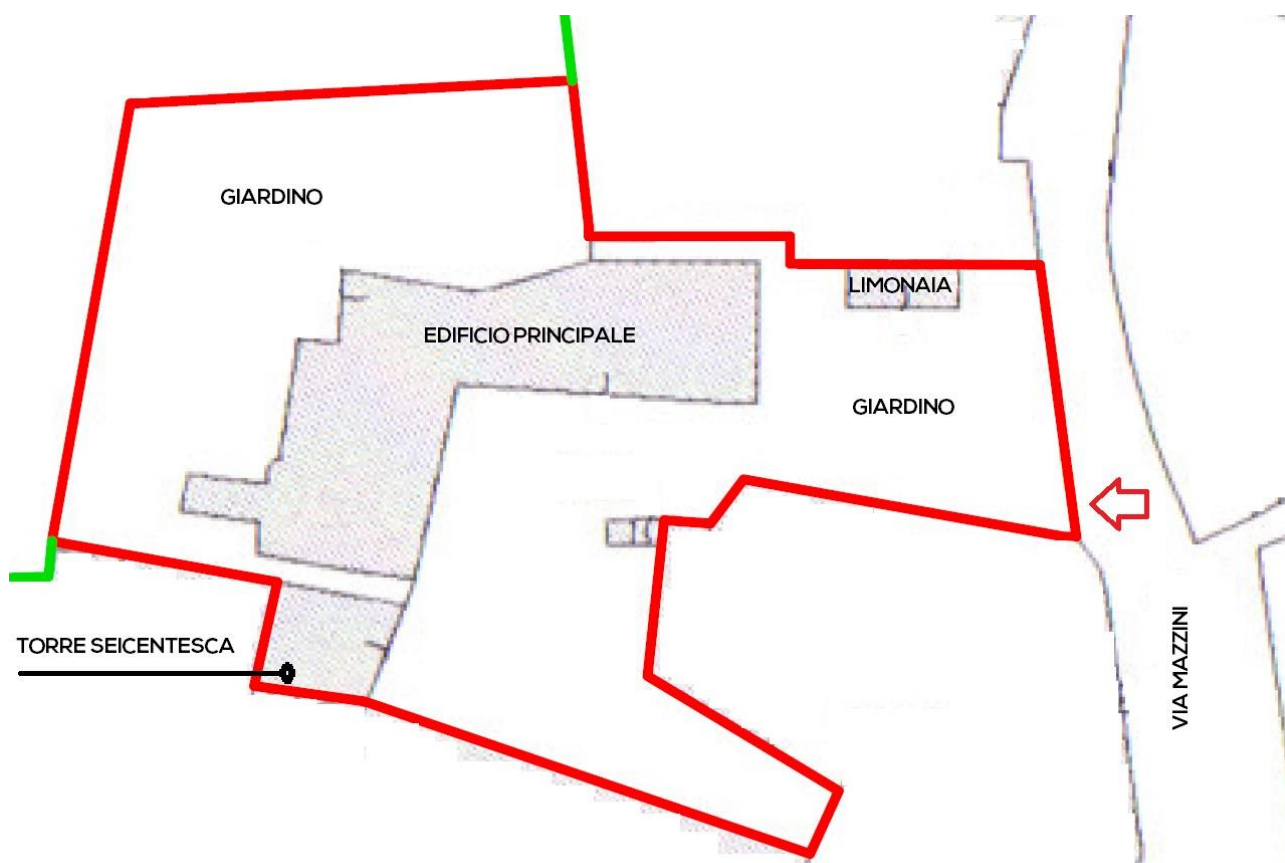
La costruzione, orientata a mezzogiorno, è disposta ad elle su due piani ed ha una parte padronale con due piacevoli portici sovrapposti affacciati sul cortile. Lo sviluppo a volte e le antiche colonne in pietra esprimono l'eleganza e l'armonia tipiche della più antica tradizione lombarda.



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The portico distribution with rooms disengaged by doors directly facing the open portico bears witness to the typical constructions of the peasant places of the past which included a heated main part with the kitchen and a large fireplace, and all the other day and night areas equipped in each room of wood stoves and / or fireplaces.

Both on the ground floor and on the first floor there are, on the façade facing east, the openings onto the garden of two large rooms, of which the one on the ground floor still has the original frescoes.

Continuing from east to west, you come across the verandas with large iron and glass windows looking south, making the two rooms very bright and sheltered from the harsh winter temperatures.

On the ground floor there are the service rooms which are in order, the fireplace room, the kitchen and a laundry room with access to a large room facing north-west once used as a pantry. Finally there are, with separate access, two rooms with bathroom.

On the first floor, two rooms used as bedrooms and the porch overlook onto the veranda, overlooked by 5 other rooms and a more recently built bathroom

The stairwell leads to the first floor to the original bathroom (with a late 19th century bathtub) while on the ground floor there is a small service toilet, also of more recent construction.

In front of the courtyard there is the old seventeenth-century tower which ennobles the image and the pleasantness of the property. The tower, although having access from the woodshed, overlooks a green space with independent access from the rest of the building.



In continuity with the porch on the ground floor there is a large woodshed with a sloping roof from which you can access, as well as the seventeenth-century tower. Thanks to the large openings of the two porticoes from the building, you can enjoy sweeping views of the Campo dei Fiori hill.

The building also has a large cellar facing north which is accessed from the porch on the ground floor near the kitchen entrance.



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Based on these premises, the design idea aimed at "Casa Fiorentini" intends to apply a selective focus to the entire residence and reassign the function to the new spaces through a wide range of tourist-accommodation housing solutions, through the systematic management of a whole of related activities.

There are two design dimensions that work in constant interaction and synergy, conservation works and innovative design.

The design thought for "Casa Fiorentini" in its complexity, aims at an exclusive architectural standard that operates on different spatial aspects:

- the private environments defined by seven complete apartments;
- the arcades designed as places of mediation and sharing;
- the internal courtyard with the wood-burning oven as in traditional farmhouses unites and completes the rooms;
- the tower no longer intended as a defensive construction but on the contrary as a place of welcome and identification, and finally the gardens, architectural and natural elements delimit and determine a new perspective view of the residence, defining and enhancing the personality and character of "Casa Fiorentini."

STATE OF FINISHES AND EXTERIORS

The building needs renovation work



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