



Villa Sale in Varese (VA) Viale Aguggiari

VARESE SINGLE VILLA

Viale Aguggiari, interesting single villa in Class C! The house is mainly developed on a single living floor where we find an important living room of 75 m², with adequate space for both the living room and the dining area, communicating with the large kitchen. Some steps lead to a slightly raised level where you find the sleeping area consisting of three bedrooms, two of which are double, a study and two complete bathrooms. All the rooms on this level have access to the beautiful flat garden that embraces the house on all four sides. In the basement of the house we find an 80 m² tavern, a room available, laundry, technical rooms and a toilet. The basement has independent access from outside the house. From the ground floor it is also possible to reach the attic floor, currently rustic, but where possible additional spaces can be obtained. The equipment is completed by a single garage, and the possibility of parking up to three cars in the area overlooking the entrance to the garage. The villa underwent an important energy requalification work during the year 2022: the house was equipped with a thermal coat, hybrid heating systems consisting of a geothermal heat pump and latest generation condensing boiler, 7 kW photovoltaic system with accumulation. The city center is a short distance away and easily reachable with an efficient public transport network; Milan Malpensa and Lugano Agno airports are about 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 PROPOSAL! Energy Class C - ipe 151.02 kWh/mq

INFORMATION

Ref.	V001217
Type	Sale
Category	Villa
Price	790,000.00 EUR
Expenses	
Year	1980
Energetic Class	C 151.02

NUMBER

Rooms	6
Bedrooms	3
Bathrooms	3
Balconies + Terraces	
Floor	Ground floor
Car Space	2
Box	1

SQUARE METERS

Commercial	232
Garden	1100
Cellar	55
Balconies + Terraces	
Attic	112
Tavern	80
Box	38

FEATURES

Property Conditions	Good	Rank	Elegant	Position	Suburb
View	Open View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Not Furnished	Type living	Double
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Heat Pump

Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Fixtures	Wooden double glazed	Doors	Good	Blind	Wood Blinds
Floors Living Room	Ceramic	Floors Bedrooms	Ceramic	Floors Kitchen	Ceramic
Floors Bathroom	Ceramic	Access for disabled	No barrier		

ACCESSORIES

Chimney flue	Electric gate	Double glazing	Geothermal	Photovoltaic system
Separate entrance	Laundry room	Solar panels	Armoured door	Storage room

IMAGES











