



## Villa Sale Residential in Malgesso (VA) Via San Michele

### MALGESSO RECENT SINGLE VILLA

Pretty single villa of recent construction with garden and large garage. The entrance to this elegant property takes place on the ground floor and leads directly into the bright living room with pellet stove and access to the covered porch ideal for moments of relaxation outdoors. The kitchen is separate and allows the necessary space to also accommodate a peninsula for lunches and snacks. This room also has direct access to the beautiful flat garden which is suitable for children to play outdoors in complete safety. On this level we also find a large double bedroom, a single bedroom and a bathroom complete with hydromassage tub. A pleasant and airy wooden-clad staircase leads to the upper attic floor, where we are welcomed by an open space bedroom with bathroom. The villa is completed with a basement where we find a lovely rumpus room equipped with a fireplace with attached oven, ideal for dinners with friends! On this floor also the wine cellar, a convenient laundry room and the generously sized garage suitable for comfortably accommodating two cars and accessories. The property presents high-end construction criteria suitable for ensuring the living comfort of those who live there: photovoltaic system, air conditioning, pellet stove, provision for an irrigation system with collection well for rainwater with surface pump, perimeter and internal burglar alarm, and other equipment designed to facilitate the management of the property! This housing solution is well suited to the needs of couples and families looking for a detached house with a garden, ready to be inhabited! A very short distance away is the motorway entrance to reach the city of Milan, about 50 km away, and the main neighboring towns including the city of Varese, which is about 20 km away. In a few minutes by car you can reach the nearby municipality of Travedona Monate, renowned for its beautiful beaches overlooking the bathing lake of the same name. **DON'T TAKE THE OPPORTUNITY TO SCHEDULE A MEETING TO VIEW THIS INTERESTING NEW PROPERTY!** Energy Class B Ipe 129.73 kWh/m2

#### INFORMATION

Ref.	V001250
Type	Sale Residential
Category	Villa
Price	360,000.00 EUR
Annual Expense	
Year	2003
Energetic Class	B 129.73

#### NUMBER

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

#### SQUARE METERS

Commercial	177
Garden	250
Cellar	35
Balconies + Terraces	
Attic	
Tavern	25
Box	50

### FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Suburb
View	Open View	Orientation	North West South East	Free Sides	4

Garden	Private	Furniture	Only Kitchen	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Condensing boiler
Type of heating system	Radiator heating	Energy source	Natural Gas Heating	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed	Doors	Excellent
Blind	Wood Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Porcelain		

## ACCESSORIES

Antitheft	Air conditioning	Fireplace	Chimney flue	Electric gate
Double glazing	Photovoltaic system	Separate entrance	Laundry room	Solar panels
Armoured door	Storage room	Stufa a Pellet	Jacuzzi tub	Video intercom
Flyscreens				

## IMAGES















