

GLORIOUS CREW

INTERNATIONAL REAL ESTATE

CODE: 3172

€ 2.200.000,00

CHARMING VILLA WITH LARGE PARK FOR SALE

In one of the most exclusive neighborhoods of the city of Varese, we offer for sale a charming villa which is located in a privileged position to reach Lake Varese and the most famous locations along the shores of Lake Maggiore, Milan and Switzerland.

The villa is located in the city center and the context that frames it is absolutely unique: a large 2,500 m² garden richly planted with precious essences (centuries-old plants such as Himalayan and Lebanese cedars, Ginkgo Biloba, Magnolia Stellata, etc.).

Behind it rises the hill of Bumio Superiore, which boasts renowned cultural venues: the Ponti Villas, the Villa Menafoglio Litta Panza (donated to the FAI, now a contemporary art centre), as well as the most beautiful historic villas with parks from the late 18th century and 19th century.

The property is spread over three levels served by a lift, for a total of 655 m².

On the ground floor we find a large living room with fireplace which overlooks a solarium terrace, a dining room, a kitchen, a dining room, 4 bathrooms, a study and three bedrooms.

On the first floor there is an independent apartment with kitchen, living-dining room, two bedrooms, a bathroom and a splendid loggia with stone colonnade overlooking the planted garden.

In the basement we have a tavern with a bright kitchen that overlooks an overlooking terrace. We also find a fitness room, a very spacious 40 m² cellar, a laundry room, a bathroom and a large boiler room.

The villa is completed by a triple garage of 60 m².

The house has a basic home automation system, perimeter and volumetric alarm and automatic irrigation system.

It is also characterized by the excellent state of ordinary and extraordinary maintenance and the fine coverings: for the internal floors, wax-treated Montecchi Florentine terracotta and national walnut wooden planks (22 mm) nailed onto joists. For external floors Serizzo d'Antigorio.

The doors are from the 18th century, the window frames are in Pitch Pine wood and the shutters are in Douglas.

The positioning of the property is strategic, a few minutes' walk away you can reach the pedestrian center and the two train stations and a few minutes' drive away we have the European School, the prestigious Gold of Luvinato, the Adele Orsi Aero Club, the Hospital of Circolo and Fondazione Macchi and the Sacro Monte (UNESCO World Heritage Site). In 30 minutes by car you can reach Malpensa airport and Switzerland.



Reason: sale

Type: Villa

Address: Viale Padre Gian Battista Aguggiari

Region: Viale Padre Gian Battista Aguggiari, 14

Province: Varese

Municipality: Varese

Total Square Meters: 655

Bedrooms: 5

Bathrooms: 5

Rooms: 23

Age Construction: 1980

Box: Triple , 60 Mq

SQ.MT. Covered: -

SQ.MT. Not Covered: -

State Of Preservation: Excellent

Level: Piano terra

Total Floor: 0

Lift: Heating

Address: Yes

Current Status: Excellent

Glorious Crew Srl

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Condominium Cost: -

Exposition: -

Balconies: Present

Kitchen: Regular Kitchen

Terrace: Present

Garden: Private

EPI: -

Cellar: Yes