



Indipendent house for sale in Gambolò

Belcreda

€ 380.000

Ref. CBI130-2151-1169132



333 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4

House of Artemio (the Country Boy) in the Ticino Park

A unique opportunity to purchase the house that made the history of Italian cinema!

Located within the protected area of the Ticino Park, this independent house was the film set of the film "The country boy" with Renato Pozzetto.

The house (it is called Casa Bado' but on GMap it appears as "Casa di Artemio") is located in Località Crespi, it is a few hundred meters from the surrounding farmhouses and is 15 minutes from the center of Gambolò and an hour from the center of Milan.

The house, built in the early twentieth century, has a surface area of 206 sqm, of which 173 sqm are internal. It is composed of a living room, kitchen, bedroom, study with walk-in closet and mezzanine, bathroom and closet. The interiors are in rustic style, with exposed beams, sandblasted terracotta tiles and terracotta floors. The house was completely renovated in 2013, maintaining the original features.

Externally there is a romantic porch covered in wisteria, a horse box and a saddlery (area where horses are saddled). The tack room has a bathroom, a kitchenette and a stove inside, so it has the potential to be transformed into an annex for guests - with an adjacent garage for repairing cars. Also in the garden there is a woodshed with a technical room underneath.

The house is located on a plot of 5,305 sqm, partly riding stables, partly wooded. The garden is located within the Ticino Park, in an area where it is not possible to build further and has access on a dirt road on one side and on the other, direct access to the woods for greater privacy.



Given that the sale will be lump sum, the findings from the floor plan* are shown below (as such the definitions of the different rooms):

- Abitazione (letto x2, soggiorno, cucina, bagno) 142 mq;
- Dependance (cantina + ripostigli x4) 85,54 mq;
- Portico 16,80 mq
- Ripostiglio (x3) 10,83 mq;
- Legnaia 9,36 mq;
- Cassero (x2) 24,70 mq;
- Terreno 5.509 mq

Excluding the land and applying the respective calculation coefficients, the result is 171.50 sqm of internal spaces

*The floor plan is from 2013 and reflects the overall volume but not the current division of the spaces. Construction procedures are underway with imminent presentation of the completion of the works and consequent adjustment of the cadastral plan

Certification

Energy Class: Not available

Features

Property ID: CBI130-2151-1169132	Contract: Sale
Categoria: Independent house	Address: Località Crespi, 8
Zip Code: 27025	Municipality: Gambolò
Zona: Belcreda	Total sqm: 333 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Restored
Floor: On two-levels	Total floors: 2
Independent heating: Heating	Date of construction: 1900
Current Status: Available after the deed of sale	Garden: Private
: 4	: 1
Kitchen: Regular Kitchen	Garage: for two cars



Reliance Group

Via Giovanni Boccaccio N° 37 - Milano (MI) - (+39) 02 312179
 reliance@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962















Reliance Group

Via Giovanni Boccaccio N° 37 - Milano (MI) - (+39) 02 312179
 reliance@cbitaly.it - <https://www.coldwellbanker.it/en>
 VAT 04954530962



