



COLDWELL BANKER

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Via Broseta, 49 - 24122 Bergamo (BG)

(+39) 035 219571

## Villa for sale in Cavernago

### Malpaga

**€ 1.800.000**

**Ref. CBI081-751-1203**



### **845 sq.m. | Bathrooms: 6 | Bedrooms: 6 | Rooms: 12**

Cavernago, town of two castles, near the MI/VE motorway and the Il Caravaggio airport in Orio al Serio, we offer for sale a splendid villa with large garden and forest with tall trees.

The property consists of a main villa of 410 m2 which is spread over three levels and is distributed as follows:

on the ground floor large living room of 100 m2. with a wood-burning fireplace also for heating, a dining area that overlooks a spacious porch, a kitchen, a large study, two bathrooms and a master bedroom,

on the first floor there are three large bedrooms, one with a private bathroom, a second bathroom and

a large multipurpose room currently used as a billiard room and balconies,

in the basement there is a large tavern furnished with a wood-burning fireplace with Caltagirone tiles, cellar, laundry and bathroom.

Two garages with automatic opening, external boiler room

Adjacent to this property we find a second house of 120 m2 which is accessed from the porch and consists of a large living room with adjoining dining room, open kitchen, a courtesy bathroom, closet, two bedrooms and a bathroom and on the basement: a 15m2 cellar, cellar/storage room and independent boiler room

Large garage of 200 m2 which is accessed by a convenient porphyry-paved access ramp.

The block-counterblock construction allows for a single central pillar and a single large space up to m2. 260.

Fine finishes, oak parquet on the ground floor and Florentine terracotta on the first floor

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VAT 04954530962



Perimeter anti-intrusion system for Schuco windows, wrought iron barriers, portico and avenues porphyry paved, electrical system divided by floors.

Private garden of 3500 m2 which joins with a 7500 m2 fenced forest with two large independent entrances, an authorized well for automatic underground irrigation, native plants such as elms, plane trees, oaks and hackberries, an asphalted driveway that reaches the main Villa, on the north side there are 64 plants for the production of black truffles, and a 45 m2 woodshed.

The financial request is 1,800,000.00 euros.

## Features

|                                                  |                        |
|--------------------------------------------------|------------------------|
| Property ID: CBI081-751-1203                     | Contract: Sale         |
| Categoria: Villa                                 | Address: via Roma, 21  |
| Municipality: Cavernago                          | Zona: Malpaga          |
| Total sqm: 845 sq.m.                             | Bedrooms: 6            |
| Bathrooms: 6                                     | Rooms: 12              |
| Internal condition: Good                         | Floor: Multi-Storey    |
| Independent heating: Heating                     | Parking space: Carport |
| Current Status: Available after the deed of sale | Balconies: Present     |
| Terrace: Present                                 | Garden: Private        |
| Kitchen: Regular Kitchen                         | Garage: Shed           |

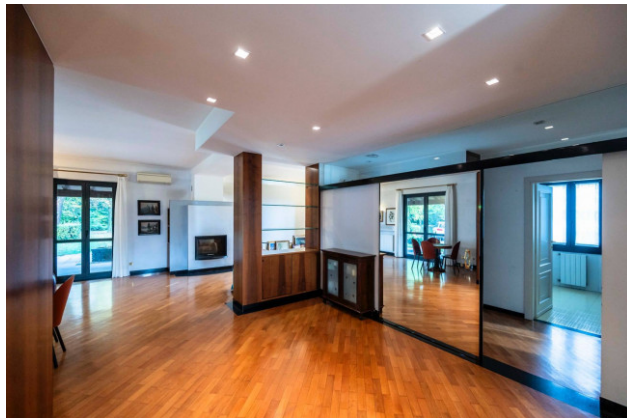




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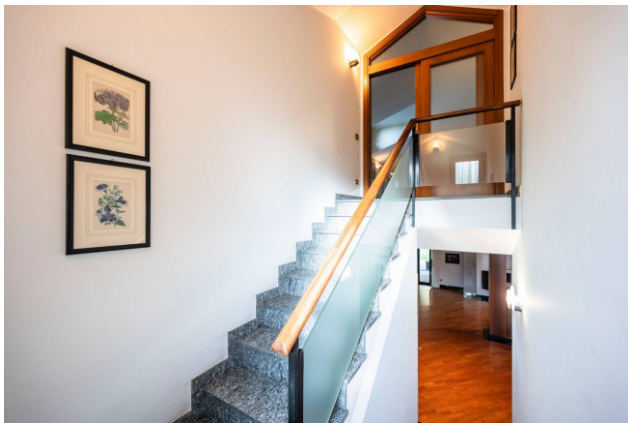




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