



COLDWELL BANKER

24RE

24RE

Via Aldo Lusardi, 7 - 20122 Milano (MI)

00393496007599

## Building for sale in Castel San Giovanni

### Fontana Pradosa

€ 450.000

Ref. CBI170-2561-171



**620 sq.m. | Bathrooms: 4 | Bedrooms: 4 | Rooms: 12**

Elegance, history and tradition of beautiful Italy all concentrated in this splendid property!

For hundreds of years the Marquisate of Paveri Fontana has been linked to Fontana Pradosa, also extending to the surrounding areas and towards Piacenza.

In the Napoleonic land register the building was registered as the noble residence of the Marquis Demofilo Paveri Fontana.

It was built around the second half of the 1700s.

The building was completely renovated in the 90s and is currently very well preserved, so very few interventions are needed, mostly intended for a possible customization or different distribution of spaces compared to the current one.

The building is spread over three floors, one of which is in the basement and two above ground.

The floors above ground are very high: 4.65 m. the ground floor is 4.40 m. the first floor is connected by a comfortable staircase with concrete steps supported by terracotta half-vaults and equipped with an iron railing.

24RE

Via Aldo Lusardi, 7 - Milano (MI) - 00393496007599  
24remilano@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962



The building is accessed from the charming square in front with the typical flavor of an elegant Italian province. Once you enter through the wooden door framed by a decorative portal you find yourself in the large entrance hall which on one side leads to the main body through the corridor and on the other to the large and lovely internal courtyard where there are two rooms that can be used also as boxes.

From the ground floor you enter the living room/library, paved with period decorative tiles and partly overlooked by a mezzanine area, which leads to a middle floor partly used as a laundry room with bathroom and partly as a library.

The living room in turn communicates with the equally large dining area which also gives access to the large kitchen whose floor is in period terracotta with a lowered hood and equipped with a generously sized fireplace.

On the first floor there are three bedrooms, all equipped with a steel security door and all with period floors, the ceilings have exposed beams.

The last room allows exclusive access to a study/library.

Three large bathrooms serve the rooms on this floor.

The cellar floor is paved, the walls and vaults are in exposed brick and is equipped with a plumbing system for hot and cold water.

This elegant residence is located less than an hour away from the beating heart of Milan.

Suitable for a comfortable and silent retreat, or as a base/show room for companies: the area has a high cultural and architectural imprint and an area rich in gastronomic specialties.

It is also one of the elective areas in all of northern Italy for the logistics of large groups such as, for example, AMAZON and Poste Italiane.

Coldwell Banker's story is one of success and leadership. The Coldwell Banker brand has spread to become one of the most well-known and reliable brands on the international real estate market. It was founded in 1906 on a commitment to professional ethics and customer service; even today these values constitute the heart of our business philosophy. Coldwell Banker stands out for offering 360° real estate services for both the brokerage of residential properties and commercial properties. Our marketing tools, the excellence of our training system and advanced online resources are some of the factors that define our success.

## Features

Property ID: CBI170-2561-171	Contract: Sale
Categoria: Building	Address: Piazza Bergonzi, 1
Municipality: Castel San Giovanni	Zona: Fontana Pradosa
Total sqm: 620 sq.m.	Bedrooms: 4
Bathrooms: 4	Rooms: 12
Internal condition: Good	Floor: Ground Floor
Total floors: 1	Independent heating: Heating
Parking space: Carport	Date of construction: 1785
Current Status: Available after the deed of sale	Garden: Private
Kitchen: Present	





24RE

Via Aldo Lusardi, 7 - Milano (MI) - 00393496007599  
24remilano@cbitaly.it - <https://www.coldwellbanker.it/en>  
VAT 04954530962

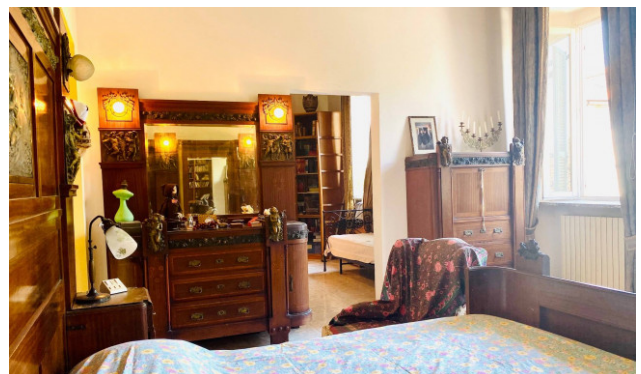
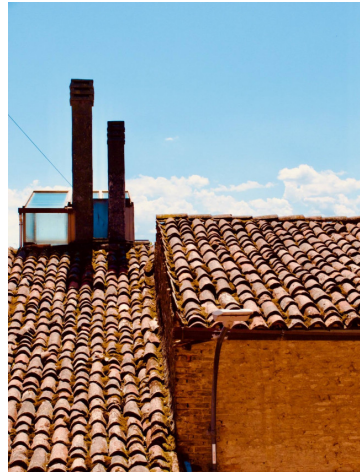




**24RE**

Via Aldo Lusardi, 7 - Milano (MI) - 00393496007599  
 24remilano@citaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962





**24RE**

Via Aldo Lusardi, 7 - Milano (MI) - 00393496007599  
 24remilano@citaly.it - <https://www.coldwellbanker.it/en>  
 VAT 04954530962



