

## Villa for sale in Villa Cortese

€ 945.000

Ref. CBI173-2611-4



**445 sq.m. | Bathrooms: 4 | Bedrooms: 3 | Rooms: 6**

Villa Cortese (MI). In a prestigious residential area, single villa in energy class A gold, fully furnished and equipped with elements of absolute refinement and quality. Boiserie with concealed elements of significant architectural value. The main house is on one level of over 200 square meters where there is a comfortable space for a living room with panoramic window, a dining area with hidden TV in the boiserie, kitchen with peninsula and terrace with access to the garden, master bedroom with bathroom and dressing room / wardrobe, further sleeping area with two bedrooms and bathroom. In the basement, accessible with a comfortable internal staircase or directly from the outside, a tavern equipped with kitchen, large table and sofas, a hallway equipped with wood paneling, hobby room with relaxation / reading / TV area, large study with double access and double garage. Well-kept outdoor garden with non-binding greenery for maintenance on three sides and ramp ramp on the remaining part. Some details to illustrate the construction quality of the villa: "Schuco" aluminum windows with triple glazing, low-emission with warm edge and double chamber with argon gas, Somfy automated shutters in insulated aluminum and mosquito nets, armored security doors; Heating and cooling system on both floors with radiant floor panels and ducted mechanical ventilation with home automation management; Controlled mechanical ventilation and dehumidification system; Photovoltaic system; 7,8kw photovoltaic system for the energy needs of the villa; Security anti-intrusion system with integrated underfloor, contact and sensor systems that can be controlled in home automation; CCTV video surveillance system with 13 cameras; Home automation green area irrigation system; Audio video system consisting of seven zones with hd led tv, two of which with dolby surround; Data network and internet system with 4 wi-fi access points and various fixed wired network points; Electrical system built with integrated home automation with the possibility of managing the entire villa even remotely on a PC, Smart Phone and Tablet. Due to the particularity of the finishes and furnishings, the villa is sold "turnkey" including all furnishings, appliances and audio TV systems. The quality and prestige of the property require a confidential negotiation with



people who are really interested, by making an appointment with our offices or web meeting.

## Certification

**Energy Class:** A2

**EPglnr:** 25.54 kwh/□

## Features

Property ID: CBI173-2611-4

Contract: Sale

Categoria: Villa

Address: via S.Francesca Cabrini, 16

Zip Code: 20020

Municipality: Villa Cortese

Total sqm: 445 sq.m.

Bedrooms: 3

Bathrooms: 4

Rooms: 6

Internal condition: Excellent

Floor: Ground Floor

Total floors: 1

Independent heating: Heating

Date of construction: 2016

Current Status: Available after the deed of sale

Terrace: Present, 40 sq.m.

Garden: Private, 500 sq.m.

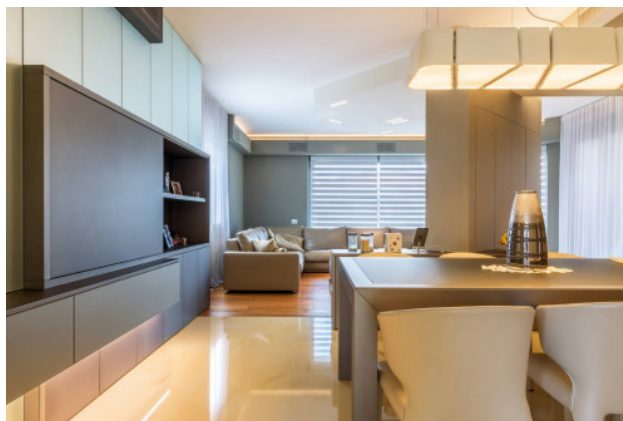
Kitchen: Regular Kitchen

Garage: for two cars





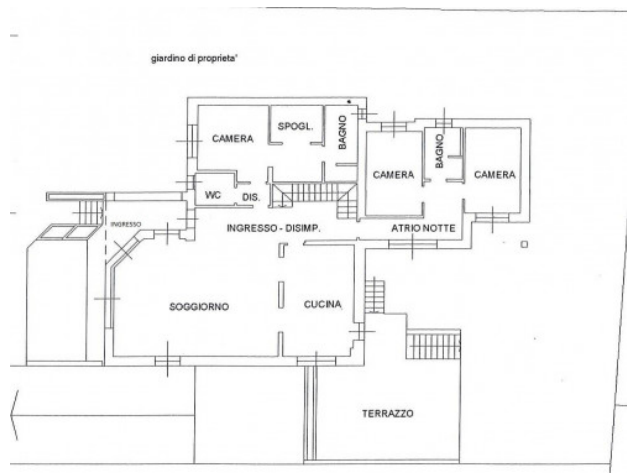
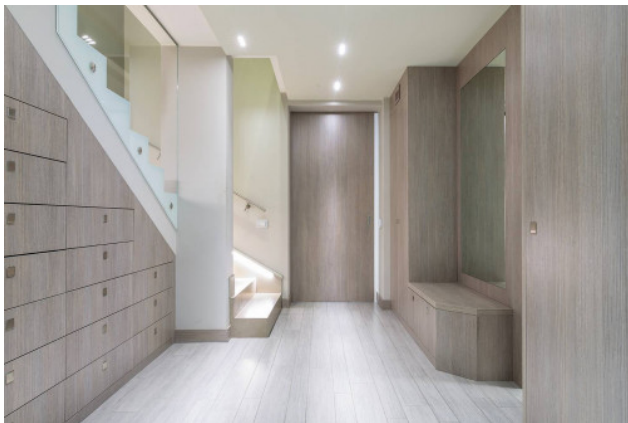








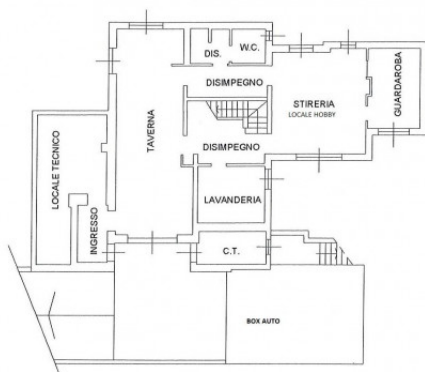




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