

Indipendent house for sale in Legnano

Flora

€ 430.000

Ref. CBI173-2611-10



320 sq.m. | Bathrooms: 4 | Bedrooms: 5 | Rooms: 7

This splendid, completely independent courtyard house for sale in Legnano, in the prestigious Flora area, represents an excellent opportunity for those who want a high-quality residence with a Lombard style. The property was completely renovated in 2010 pursuant to a regular building project for the construction of two semi-independent residential units, guaranteeing the future buyer a transaction without impediments and without surprises.

Each home is divided onto two levels with a rational distribution of the living area from the sleeping area, ideal for hosting two families in total comfort and privacy. Built in 2010, this characteristic Lombard courtyard is made up of two homes of approximately 130 and 150 m2 each, as well as two balconies, a large shared terrace, a courtyard area of approximately 120 m2, two large garages with automated opening and a characteristic brick vaulted cellar. The property stands out for its attention to detail and care in the choice of materials, which give it a characteristic Lombard home atmosphere.

The two residential units inside the courtyard are completely independent as regards heating and utilities and are divided as follows:
unit 1: on the ground floor living room, kitchen and bathroom, on the upper floor connected by an internal staircase two bedrooms, a study room, bathroom and laundry room;

unit 2: on the ground floor large open-space living room, hallway and bathroom, on the upper floor two large bedrooms, one with walk-in closet and bathroom;

both units access the large terrace on the upper floor and the courtyard on the ground floor, where there are also the two car garages and an external tool shed.



The heating is managed independently and is underfloor for unit 1 and radiators for unit 2. Wooden windows with double glazing, mosquito nets and railings. Energy saving property, Class "C", with insulation systems and adequate systems to reduce consumption. The entire Lombard courtyard, entirely renovated, represents the right combination of tradition and modernity, offering an oasis of tranquility and relaxation within the lively city of Legnano. Furthermore, the strategic position, convenient to the station and the center of Legnano, guarantees a comfortable and well-connected life with the main services and commercial activities of the city and with the city of Milan.

In summary, this detached house represents a real pearl in the real estate panorama of Legnano, ideal for those looking for a semi-detached house with a unique style, in a strategic and convenient position.

Don't miss the opportunity to become the new owner of this interesting property, contact us for more information and for a viewing.

Coldwell Banker 24Re Legnano

Certification

Energy Class: C

EPglnr: 95.45 kwh/□

Features

Property ID: CBI173-2611-10

Contract: Sale

Categoria: Independent house

Address: via Cristoforo Colombo

Zip Code: 20025

Municipality: Legnano

Zona: Flora

Total sqm: 320 sq.m.

Bedrooms: 5

Bathrooms: 4

Rooms: 7

Internal condition: Restored

Floor: On two-levels

Total floors: 2

Independent heating: Heating

Date of construction: 2010

Current Status: Available after the deed of sale

Balconies: Present, 4 sq.m.

Terrace: Present, 55 sq.m.

Garden: Private, 120 sq.m.

Kitchen: Regular Kitchen

Garage: for two cars, 42 sq.m.









