



VILLA WITH GARDEN IN AN EXCLUSIVE CONTEXT - GUANZATE

Italy, Lombardia

Price:	€ 1 180 000
Object type	House, Mansion, castle, estate, Twin Houses, Golf real estate
Market	Resale
Bedrooms	6
Land area	4900 m2
Area	850 m2
Category	For sale



In Guanzate, in the exclusive residential complex, surrounded by splendid and elegant properties set amid greenery, with a 24-hour concierge and security service: we offer this prestigious detached villa of approximately 850 square metres, located in a park of around 4,900 square metres. The residence, built in the late 1990s, has a particular architectural style, characterized by a central tower that unites two mirroring living areas.

The fenced villa is accessed via a paved driveway surrounded by a planted lawn with a variety of flower beds. It is on two floors, also with a basement.

On the ground floor, the large and elegant entrance leads us to two bright and generous living areas with symmetrical fireplaces, to the dining room, two bathrooms with shower and to the spacious kitchen, all connected by French doors to large porches that surround the whole house.

From the entrance, an artistic and graceful central staircase with wrought iron balustrade leads to the upper floor where we are welcomed by four double bedrooms with terraces overlooking the garden, two single bedrooms, two large rooms to be used as desired and two elegant bathrooms, each with both whirlpool tub and shower.

There are plentiful built-in wardrobes and closets along the corridors, in elegant walnut. The underground floor, also reached by the central staircase, has a very large 'taverna', a customisable room, a bathroom, a cellar, a laundry room, a technical room and a spacious garage for 6/7 cars, as well as additional parking spaces outside the property.

The villa, built with quality materials (including single-fired Matilde di Canossa floors and precious Cerasarda ceramics) is in excellent condition, well maintained both inside and out. The foundations benefit from cavity walling around the entire perimeter.



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The grounds are in the form of a park with tall trees, flower beds and a lawn where a swimming pool could easily be constructed.

The property, given its layout, is particularly suitable for accommodating an extended family, represents an excellent compromise for those who love to live close to nature and in absolute privacy and tranquility, while remaining connected to the main motorway connections and inhabited centres.

The town of Guanzate is located just minutes from the residential complex and from the A9 Milan-Como-Chiasso motorway access, just 30 minutes from Milan and 20 from Lake Como and Malpensa International Airport. Outside the complex there is also a Sports Club with swimming pools, tennis courts, riding stables and a restaurant, while excellent golf courses are located a few kilometres away.

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