

## Historical villa for sale in Como Bronno € 2.800.000 Ref. 709



**1.100 sq.m. | : 8 | : 10 | : 30**

COMO inside the natural park "Spina Verde"

Period farmhouse from 1800 completely renovated of approx. 1,100 sqm in total with two independent apartments with the possibility of obtaining a third.

The property is immersed in a centuries-old park of approx. 23,000 sqm and includes an internal patio of approx. 50 sqm, an ancient well, a press, an oven and several fireplaces. Solar panels and video surveillance. Possibility of building a swimming pool.

Main building composition

- Ground floor: entrance, two living rooms, dining room, eat-in kitchen, pantry, bathroom, study, bathroom, closet and laundry room;
- First floor: three bedrooms, hallway, walk-in closet, two bathrooms, TV room, hallway, further living area consisting of kitchen, living room, dining room, pantry/storage room and bathroom;
- Second floor: two bedrooms with one bathroom;
- Third floor: panoramic turret.

Secondary building composition

- Ground floor: gym, wine cellar, hobby room and boiler room;
- Barn with the possibility of transforming it into a residential use to create a third independent apartment;

- Large garage of approx. 135 m2.

Apartment composition 1

- Ground floor: independent entrance, living room / dining room / kitchen;
- First floor: double bedroom and bathroom.

Apartment composition 2

- First floor: independent entrance, living room / dining room / kitchen, two bedrooms and bathroom.

## Certification

: G : 273.83 kwh/□

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## Property details

: Via Bronno : 22100

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: 10 : 8

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