

## Villa for sale in Cadorago

### € 7.000.000 negotiable

### Ref. L639



**1.275 sq.m. | : 11 | : 7 | : 30**

CADORAGO: prestigious residence of about 1,275 m2 built in the early 90s subject to continuous renovations and expansions, immersed in a centuries-old park with precious trees of about 8,500 m2 arranged over 5 levels served by two lifts, one of which is for service, to a swimming pool and tennis/soccer field. The property has three driveways and pedestrian accesses, one of which is main, one service and one for the gardener.

#### COMPOSITION

- Ground floor: entrance, living room with period fireplace, dining room, eat-in kitchen, living room, dining room, bathroom and two closets;
  - First floor: master bedroom with walk-in closet and en suite bathroom, double bedroom and bathroom, bedroom with bathroom and further double bedroom with bathroom. All bedrooms have a terrace/balcony overlooking the park;
  - Attic floor: open space used as a living room with fireplace, office/hobby area, bedroom with bathroom and three well balconies;
  - First basement floor: ancillary rooms used as: living area with fireplace, kitchen with wood-burning oven, dining room, bar corner, billiard room, service bathroom and ironing/laundry room. The floor is completed by the sauna room, Turkish bath room, hobby room, swimming pool changing rooms with relative bathrooms, thermal power plant consisting of three condensing boilers with cascade operation, swimming pool machine room, swimming pool compensation tank, perimeter ventilation cavities of the parts against the ground and fitness area;
  - Second basement floor: garage for 5 cars, laundry room, cellar with vaulted ceiling in antiqued bricks, vault, air conditioning system room, lift machine room, electrical panel room and central vacuum cleaner and pantry.
- Independent quarters for servants as well as a guard station.

- management of night safety lights
- centralized aspiration
- telephone exchange
- data distribution network
- internal and external perimeter anti-intrusion, volumetric with supplement of infrared and trampling barriers
- external video surveillance
- solar-thermal
- automated irrigation
- primary lift
- service lift

: Yes : 1990





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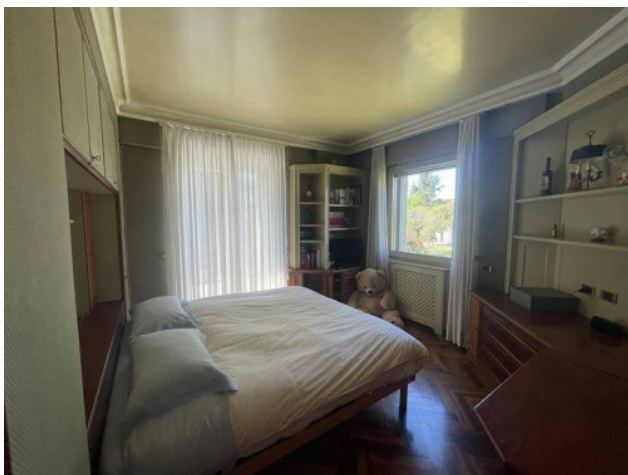
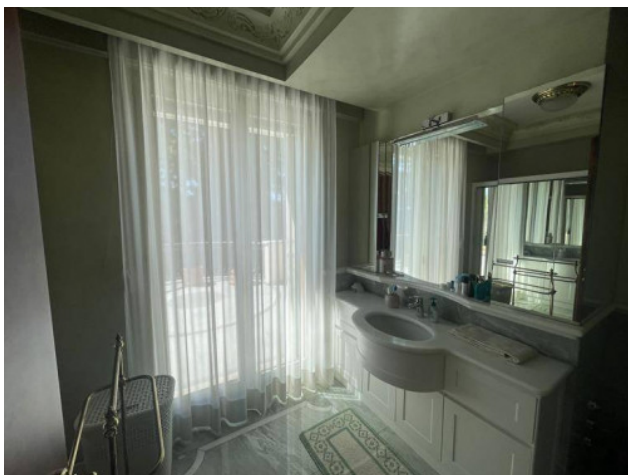




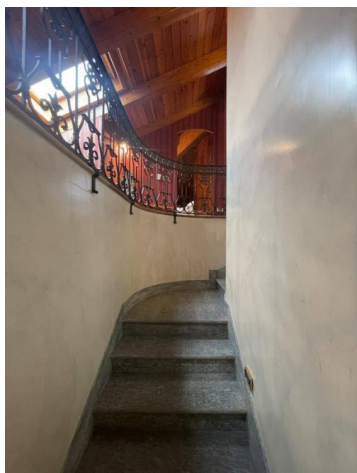








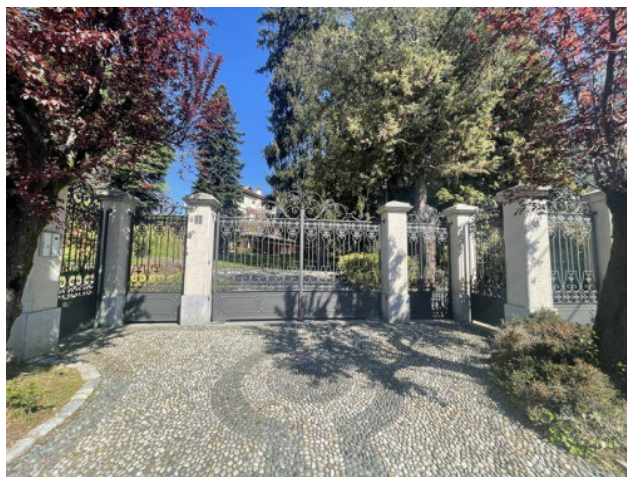












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