Reliance Group
Via Giovanni Boccaccio N° 37 - 20123 Milano
Phone number (+39) 02 312179

Villa for Sale in Usmate Velate
Velate
€ 775.000
Ref. CBI130-2000-1169387



408 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 8

In a strategic position in Usmate Velate, in the heart of the green Brianza, we offer for sale a prestigious single villa of large size.
The villa, elegant and impeccably cared for, stands out for its modern design enriched by natural stone inserts, which enhance the particular architecture with soft and rounded lines, giving a unique and refined visual impact. The property is immersed in a flat and well-planted garden, equipped with lighting, automatic irrigation system with rain sensor
Distribution of spaces
• Ground floor (approximately 164 m2): the independent entrance leads to a large and bright living room with double height, exposed wooden beams, marble flooring and fireplace, creating a warm and exclusive atmosphere. The eat-in kitchen, separate and enriched by glass block walls, opens onto a porch ideal for outdoor lunches and dinners. The parquet sleeping area includes two double bedrooms each with private bathroom, a study/hobby room, and a third bathroom with suspended sanitary fixtures and shower. All rooms have direct access to the garden.
• First floor (approximately 47 m2): accessible via a scenic stone staircase, you enter a two-room apartment equipped with a kitchen, bathroom and terrace. An internal staircase leads to the attic floor (approximately 37 m2), a large open space with parquet flooring and exposed wooden beams, ideal as a study, gym or relaxation area. This portion of the villa is perfect both as accommodation for service staff and as a private space for guests, offering privacy and independence.
• Basement (approximately 164 m2): accessible both internally and via an independent entrance with security door, it is composed of a tavern with fireplace, second kitchen, two spacious rooms, bathroom, laundry room, heating system and an evocative wine cellar, an

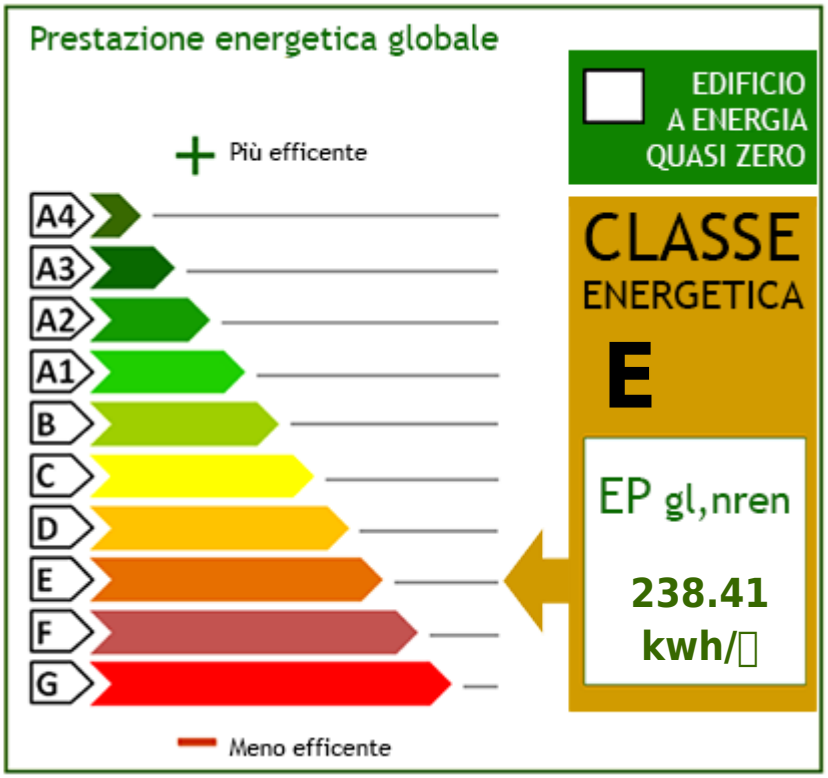
authentic jewel for connoisseurs and wine lovers.
• The property is completed by a quadruple garage of approximately 100 m2, paved and equipped with an automated overhead door with a generous adjacent storage room of 40 m2
• Parking space outside the villa
• Well-kept and richly planted garden of over 550 m2 which harmoniously surrounds the villa.

Equipment and finishes
• Wooden beams, stone and glass block walls
• Parquet and ceramic floors, bathrooms finished with mosaics
• Wooden window frames with double glazing, shutters, grates, mosquito nets
• Electric awnings, video intercom, alarm system
• Methane heating managed by floors

The main destinations are easily reachable: Milan in 20 minutes, Orio al Serio airport in 25 minutes, Linate in 17 and Malpensa in about 45 minutes.
An ideal residence for those seeking comfort, privacy and elegance in a strategic position.
For further information, you can contact Coldwell Banker Real Estate Consultant Dr. Ornaghi directly at 320/6557844.

Property Informations

Address: Via Luciano Manara, 15/A	**Zip Code**: 20865
Bedrooms: 3	**Bathrooms**: 4
Rooms: 8	**Internal condition**: Excellent
---> data_operazione <---: 0000-00-00	**---> esclusiva <---**: 1
: 0000-00-00	**Floor**: Building
Total floors: 4	**Date of construction**: 2002
Current Status: Available after the deed of sale	**Balconies**: Present
Garden: Private	**Kitchen**: Eat-in kitchen
Garage: for four cars, 100 sq.m	


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
E
EP gl,nren
238.41 kwh/
Meno efficente










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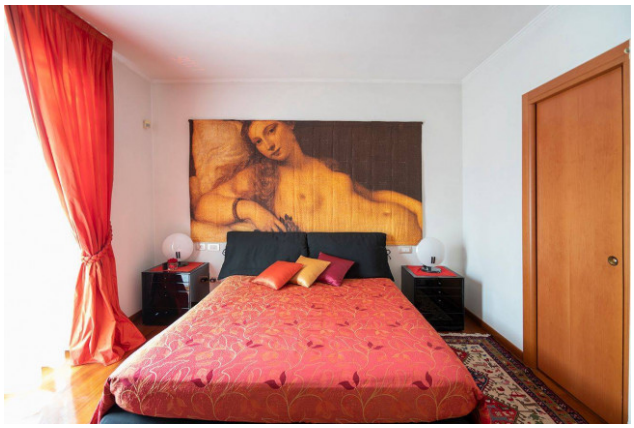








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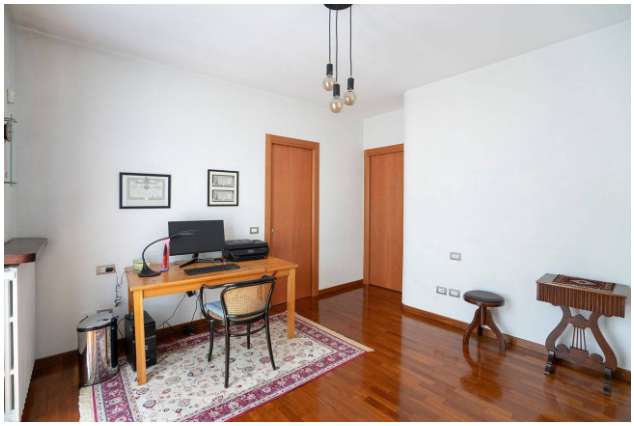












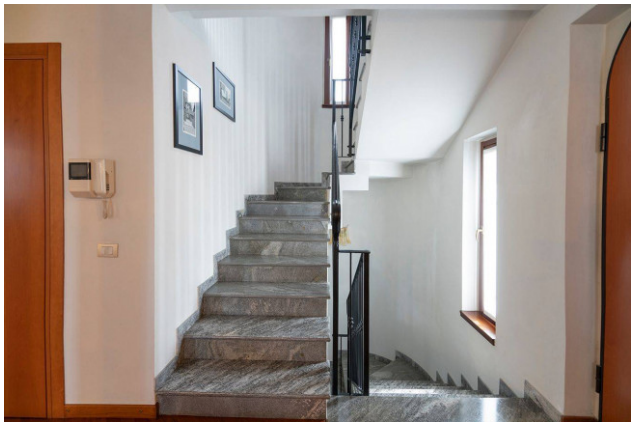


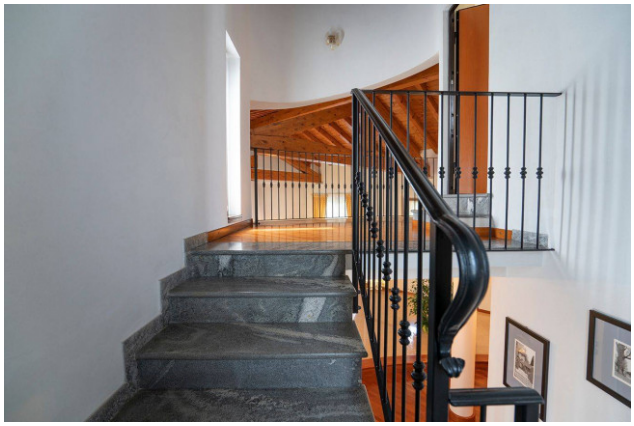


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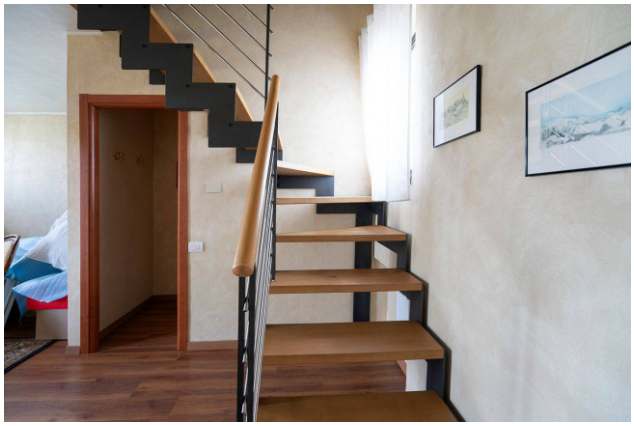
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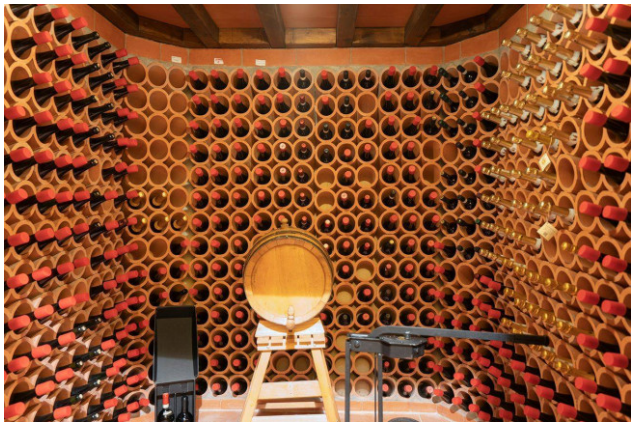




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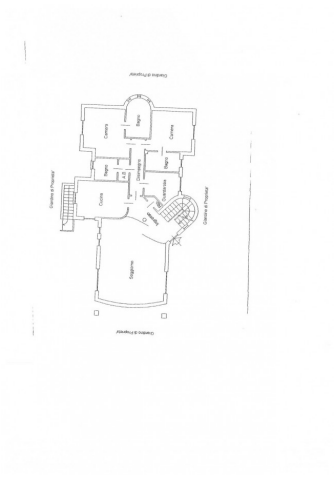




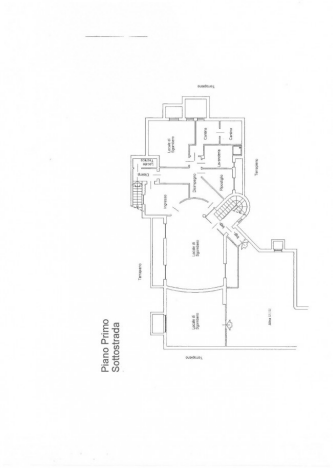


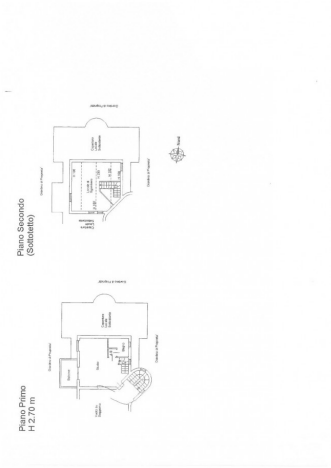






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