



Historical villa: for Sale in Monza

Centro Storico - San Gerardo - Via Lecco

€ 1.690.000 negotiable
Ref. CBI154-2990-76



502 sq.m | Bathrooms: 3 | Bedrooms: 5 | Rooms: 12

MONZA GRAZIE VECCHIE - PRESTIGIOUS HISTORIC VILLA WITH PRIVATE GARDEN

In the heart of the charming "Grazie Vecchie" district, just 300 metres from Monza Park and a short distance from the Duomo and the future MM Lilla line, Coldwell Banker is pleased to offer for sale a prestigious historic villa from the late nineteenth century, once the residence of the director of the famous Frette textile factory, now completely redeveloped in an exclusive residential context.

This elegant residence, spread over four levels for a covered area of approximately 740 m², is immersed in a well-kept private garden surrounded by tall hedges that guarantee privacy and tranquility.

The main entrance is through a refined covered and heated veranda, embellished with a trompe-l'œil inspired by the themes of the nearby Park. The ground floor hosts a large open space of over 100 square meters, a real scenographic loft-style environment, divided into a dining area, conversation area, reading corners and TV area, all dominated by a magnificent helical aerial staircase that connects the upper floors. A bright six-meter high pointed arch window frames the view of the garden, flooding the entire living area with natural



light. The floor is completed by an eat-in kitchen with pantry, a service bathroom and a convenient closet.

On the first floor there is the sleeping area, consisting of three large bedrooms, two walk-in closets and two bathrooms, with high ceilings and pleasant views of the greenery.

The second attic floor hosts two large rooms (one with a kitchen predisposition) and an additional bathroom, perfect as independent suites or professional studios.

In the basement there is a refined 80 m2 tavern with wood paneling and fireplace, an equipped kitchen/laundry room, a gym with sauna facilities, wine cellar and a large garage.

The property is equipped with advanced technological systems: underfloor heating, air conditioning, wired data network and integral Wi-Fi, perimeter and volumetric alarm system connected to a surveillance service.

Possibility to create a studio with independent entrance, install a lift and build a swimming pool.

A residence with a unique style, which blends the charm of industrial archaeology and historic architecture with the comfort of modernity. Ideal for those looking for an exclusive home, a stone's throw from the greenery of the Park and the historic center of Monza.

Property Informations

Address: Via Annoni, 37/A

Zip Code: 20900

Bedrooms: 5

Bathrooms: 3

Rooms: 12

Internal condition: Good

---> data_operazione <---: 0000-00-00

---> esclusiva <---: 1

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Floor: Multilevel

Date of construction: 1892

Current Status: Available after the deed of sale

Garden: Private

Kitchen: Eat-in kitchen

Garage: for four cars









