



Villa for Sale in Merate

€ 1.400.000 negotiable

Ref. CBI135-2937-2727



570 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 5

DETACHED VILLA WITH PRIVATE GARDEN - MERATE (LC)

In one of Merate's most private residential areas, in a commanding and panoramic position, we offer for sale a spacious detached villa. The property was designed to maximize exposure and natural light: the large windows and the layout of the rooms make each space particularly bright and welcoming.

DISTRIBUTION OF SPACES

The property extends over approximately 570 square meters in total, spread over several levels, and is surrounded on all four sides by a flat private garden of approximately 1,700 square meters, ideal for those seeking privacy and outdoor living.

The internal spaces, large and functionally distributed, are structured as follows:

Ground floor (approximately 185 sq m): welcomes the entrance and opens onto a magnificent living room of approximately 92 sq m, extremely bright and embellished with a large central fireplace; the level is completed by an eat-in kitchen, two bedrooms, a walk-in



closet, and two bathrooms. First floor (approximately 58 sq m): dedicated to the sleeping area with two bedrooms, a bathroom, and a balcony. Tower floor (approximately 26 sq m): a striking space thanks to large windows, ideal as a study, relaxation area, or hobby room. Above-ground basement (approximately 60 sq m): a room with direct light and external access, connecting to a terrace of approximately 56 sq m overlooking the garden, perfect for socializing and enjoying the outdoor spaces on a daily basis. Basement floor (approximately 87 sq m): intended for utility rooms, a cellar, and laundry rooms.

The solution is completed by a large garage of approximately 200 m2, suitable for several cars and for storage use.

EQUIPMENT:

The villa is completed with high-quality amenities, including parquet floors, underfloor heating, motorized shutters, retractable grilles, an alarm system, security doors, a video intercom, and an electric gate. There is also piped music with separate systems between the basement and upper floors, and a centralized vacuum system with sockets on each level. An ideal residence for those seeking generous space, maximum independence, and a quiet, panoramic setting, without sacrificing the convenience of the transport links and services of the Lecco Brianza area.

Certification

Energy Class: F

Property Informations

Address: via monte grappa, 30	Zip Code: 23807
Bedrooms: 4	Bathrooms: 3
Rooms: 5	Internal condition: Excellent
---> data_operazione <---: 0000-00-00	---> esclusiva <---: 1
: 0000-00-00	Floor: On two levels
Total floors: 3	Parking space: Covered
Date of construction: 2012	Current Status: Available after the deed of sale
Balconies: Present	Terrace: Present, 56 sq.m
Garden: Private, 1.700 sq.m	Kitchen: Eat-in kitchen
Garage: Shed, 200 sq.m	











