



Villa for Sale in Limido Comasco

€ 2.500.000 negotiable

Ref. CBI135-2937-2774



1.200 sq.m | Bathrooms: 15 | Bedrooms: 15 | Rooms: 10

HISTORIC RESIDENCE WITH PRIVATE PARK - LIMIDO COMASCO (CO)

Just steps from the Limido Comasco Municipal Park, we offer for sale a prestigious 19th-century residence nestled in a private park of approximately 11,000 square meters, richly landscaped and adorned with centuries-old trees. Known as Villa Scalini, the property dates back to the late 19th century and is distinguished by its imposing architectural volume spread over three levels, with an eclectic exterior featuring neoclassical touches. The residence, linked to Gaetano Scalini, a prominent figure in the Como Risorgimento, a senator of the Kingdom of Italy, and a textile entrepreneur, represents a testimony of great historical and architectural value in the area.

DISTRIBUTION OF SPACES

The property extends over approximately 1,200 m2 in total and is set in a private park of approximately 11,000 m2, an element that gives the villa privacy, representativeness and great landscape charm.

The internal spaces, large and articulated, are organised as follows:

Mezzanine and first floors: These correspond to the main floors of the villa and house the most impressive apartments, featuring original



frescoes preserved over time, high ceilings, and spacious rooms, an authentic expression of 19th-century noble architecture. Second floor: These units were once intended for the servants, now organized as apartments with simpler finishes, while maintaining consistency with the overall character of the residence. Internal connections: The apartments on the main floors are reached via a spectacular Art Nouveau imperial staircase with large ramps, while the second floor is also served by a secondary service staircase. Garages: The property includes 10 garages, located below ground level and a short distance from the villa's entrance.

EQUIPMENT:

The property is served by an elevator and retains numerous elements of historical and architectural value, including the original frescoes on the main floors and the impressive Art Nouveau staircase, a striking sight. The villa is also subject to architectural and landscape conservation restrictions, a testament to its historical significance and value within the local area.

Certification

Energy Class: G

Property Informations

Address: via guglielmo marconi

Zip Code: 22070

Bedrooms: 15

Bathrooms: 15

Rooms: 10

Internal condition: Excellent

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

---> esclusiva <---: 1

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Floor: Building

Total floors: 4

Lift: Yes

Date of construction: 1890

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private, 11.000 sq.m

Kitchen: Eat-in kitchen

Garage: Shed



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