



Villa for Sale in Lesmo

€ 1.350.000

Ref. CBI154-2990-101



450 sq.m | Bathrooms: 5 | Bedrooms: 4 | Rooms: 7

Charming villa in the heart of Brianza with a wellness area and indoor pool.

In the heart of one of Brianza's most sought-after residential areas, just steps from the prestigious Lesmo Green neighborhood, we offer for sale an elegant detached villa built in 2006, featuring plenty of light, high-quality finishes, and high energy efficiency.

The living area features a spacious living room adorned with a charming marble fireplace, flanked by a refined dining room and a separate kitchen. Large windows connect the interiors to the garden surrounding the villa and the covered porch, ideal for outdoor living in any season.

Connecting the different levels of the house is a scenic staircase embellished with a splendid artistic stained glass window, a striking architectural element that gives light and personality to the rooms.

The sleeping area, spread across the ground and first floors, includes three bedrooms, a study, and bathrooms finished in elegant yellow Istrian stone. The convertible attic offers the possibility of creating additional living spaces.

A truly exclusive feature of the property is the splendid private wellness area, featuring an indoor pool with counter-current swimming overlooking the garden, a fitness area, and a Turkish bath. Overlooking the pool is a large convivial basement with a second kitchen, billiards and recreation area, wine cellar, laundry room, and an additional guest bedroom with bathroom, ideal for hosting family and friends in complete comfort.

The property is surrounded by a private garden of approximately 450 square meters, ensuring privacy and tranquility, with the possibility of further expansion. The villa also features a large quadruple garage and a photovoltaic system that contributes to its A1 energy rating, ensuring significant energy savings.

An ideal solution for those seeking an elegant and fully equipped villa in one of Brianza's most popular areas, just minutes from Monza



and conveniently connected to Milan.

Property Informations

Bedrooms: 4

Bathrooms: 5

Rooms: 7

Internal condition: Excellent

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

---> **esclusiva** <---: 1

: 0000-00-00

Floor: Building

Total floors: 3

Parking space: Covered

Date of construction: 2006

Current Status: Available after the deed of sale

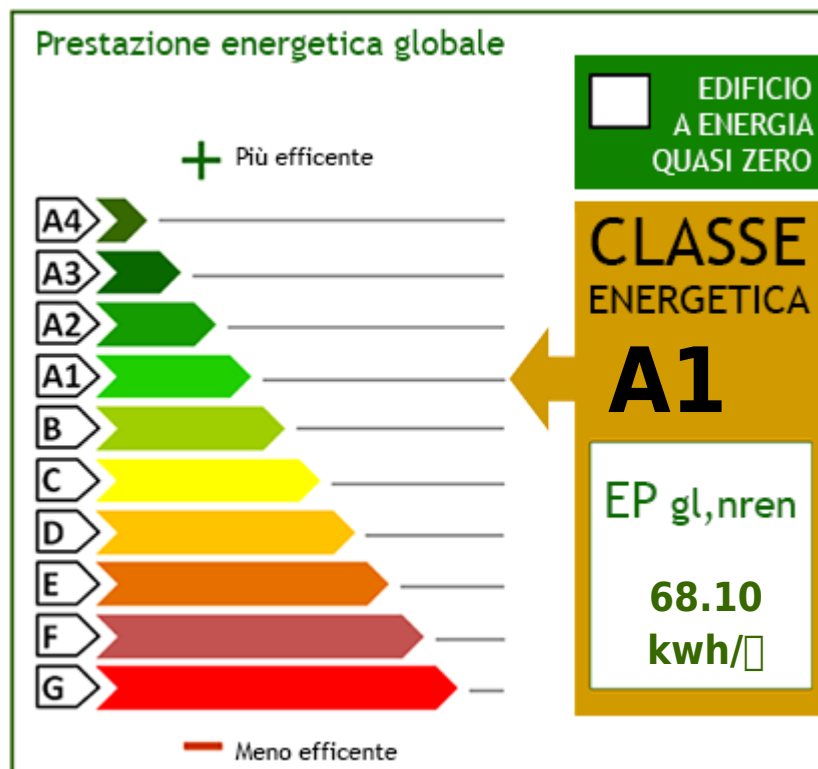
Balconies: Present

Terrace: Present

Garden: Private

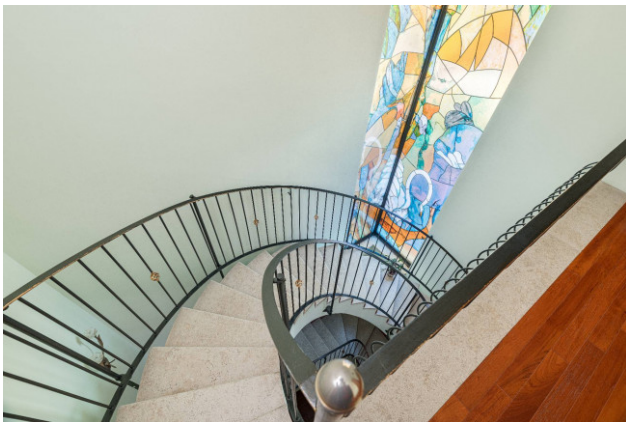
Kitchen: Eat-in kitchen

Garage: for four cars



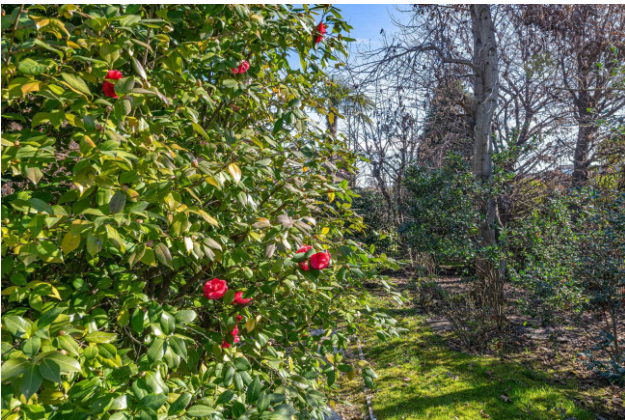






Prime Real Estate

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ATTESTATO DI PRESTAZIONI ENERGETICHE DEGLI EDIFICI
 CONFORME ALLA DIRETTIVA EUROPEA 2002/91/CE - VA LINDI 2006 AUTENTICA

DATI GENERALI

Definizione d'uso: Abitativo Oggetto dell'attestato: Piano abitativo Pericolo di incendio Altro

Tipologia: Non residenziale Altro residenziale Altro

Classificazione S.A. 412/946/1120

Indirizzo: Via G. B. Mauri, n. 9A - 20138 Monza (MB)

Cap: 20138

Coordinate Geografiche: Lat: 45.5033, Long: 9.1111

Superficie utile (m²): 100,00

Superficie lorda (m²): 100,00

Volume lordo (m³): 100,00

Tipologia di impianto: Fotovoltaico Altro

Classe energetica: **A1**

EP (kWh/m²·anno): 06,10

Moltiplicatore: 1,00