



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

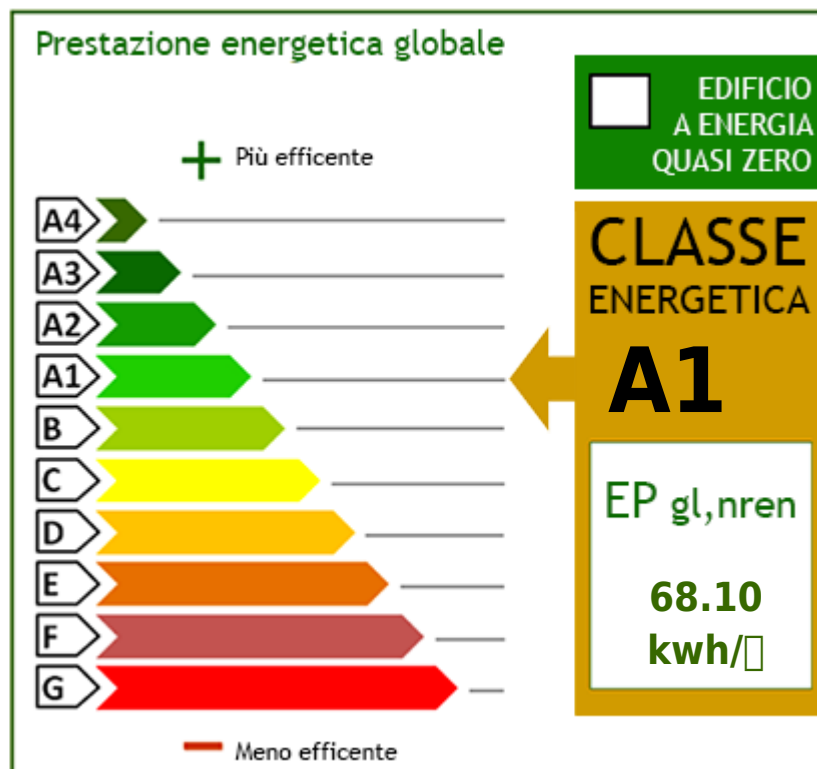
Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

Garage: for four cars



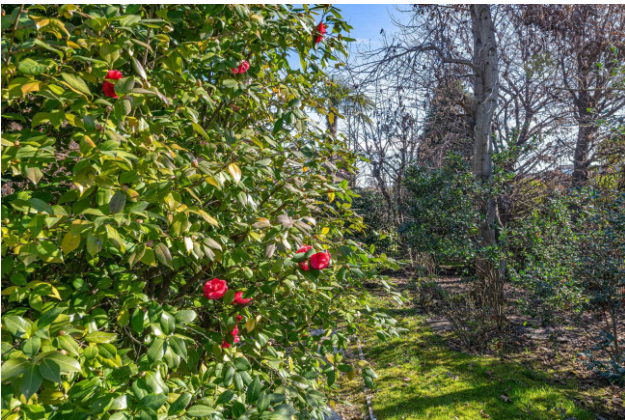


Prime Real Estate

Via G.B. Mauri, n. 9A - Monza (MB) - Phone number +39 039 2651287
monza@cbitaly.it - <https://www.coldwellbankerluxury.it/en>
VAT 04954530962









ATTESTATO DI PRESTAZIONI ENERGETICHE DEGLI EDIFICI
 CONFORME ALLA DIRETTIVA EUROPEA 2002/91/CE - VALORI PER L'AUTOREGOLAZIONE

DATI GENERALI

Definizione d'uso: Abitativo Oggetto dell'attestato: Piano abitativo Per uso ufficio Per scopi di progetto Non residenziale Altro residenziale Altro Gruppo di unità immobiliari Ristrutturazione importante Riqualificazione energetica Altro

Classificazione S.A. 412/946 E120

Indirizzo di sede intestataria: _____

Dati identificativi

Regione: Lombardia
 Comune: Lissone
 Indirizzo: Via S. Antonio 8
 Piano: 1/1/1
 Nome: _____
 Codice catastale: C/2-45/33
 Classe catastale: _____

Area di pertinenza (m²): _____
 Superficie utile lorda (m²): 140,00
 Superficie utile coperta (m²): 140,00
 Volume lordo (m³): 1000,00

Tipologie impiantistiche

Climatizzazione invernale Ventilazione meccanica Riscaldamento Climatizzazione estiva Prod. acqua calda sanitaria Impianto di potabilizzazione Altro

PRESTAZIONE ENERGETICA GLOBALE E CLASSE

Il presente attesto certifica la prestazione energetica globale per riscaldamento del fabbricato, che verrà sempre confrontata con la prestazione energetica del fabbricato di classe di riferimento degli impianti.

Prestazione energetica globale

RISERVO: _____
 ESTATE: _____

CLASSE ENERGETICA

EP (kWh/m²·anno)

EP (kWh/m²·anno): 66,10

CLASSE ENERGETICA: A1

EP (kWh/m²·anno): 100,00

EP (kWh/m²·anno): 150,00

EP (kWh/m²·anno): 200,00

EP (kWh/m²·anno): 250,00

EP (kWh/m²·anno): 300,00

EP (kWh/m²·anno): 350,00

EP (kWh/m²·anno): 400,00

EP (kWh/m²·anno): 450,00

EP (kWh/m²·anno): 500,00

EP (kWh/m²·anno): 550,00

EP (kWh/m²·anno): 600,00

EP (kWh/m²·anno): 650,00

EP (kWh/m²·anno): 700,00

EP (kWh/m²·anno): 750,00

EP (kWh/m²·anno): 800,00

EP (kWh/m²·anno): 850,00

EP (kWh/m²·anno): 900,00

EP (kWh/m²·anno): 950,00

EP (kWh/m²·anno): 1000,00