



# Historical villa: for Sale in Cassolnovo

## € 850.000

### Ref. CBI112-2064-301493



**850 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 10**

Art Nouveau Magnificence in Cassolnovo: An Ancient Residence Surrounded by History, Marble, and a Centuries-Old Park

In the heart of Lomellina, a short distance from Milan and Vigevano, stands this imposing property: an icon of Italian Art Nouveau style, dominating an utterly private setting. With an interior surface area of 850 square meters and a private park spanning over half a hectare, this villa represents the pinnacle of elegant living, where early twentieth-century architectural rigor meets contemporary comfort.

The Living Experience: Ground Floor and Reception

The main entrance is a tribute to classical aesthetics: a majestic atrium featuring a diamond-patterned floor in polished two-tone marble and walls finished in fine Venetian stucco.

- The Hall: A space flooded with natural light, where the ceilings are embellished with floral friezes and perfectly preserved original frescoed frames. The herringbone parquet floor interacts with a dramatic glass veranda, a true winter garden ideal for exclusive receptions.
- Conviviality: A 30m<sup>2</sup> eat-in kitchen, designed for those who love the culinary arts and entertaining, completes the floor together with a guest room and a courtesy service.

The Master Area: The Night Plane

Going up the monumental staircase you reach the first floor, dedicated to rest and well-being:

- The Master Suite: A master bedroom of regal proportions, with a terrace overlooking the greenery and served by an en-suite bathroom entirely clad in fine marble, equipped with a whirlpool tub and XL shower. A private refuge of pure relaxation.
- The Bedrooms: Two further large bedrooms (one twin and one double) and a third bathroom complete the level, offering generous



spaces and top-quality finishes.

Independence and Versatility: The Attic and the Hobby Level

The villa was designed to accommodate large families or distinguished guests in complete autonomy:

- The Upper Apartment: The attic floor hosts an independent 3-room apartment, with an intimate atmosphere, perfect for ensuring maximum privacy for family members.
- Wellness & Hobby: The basement is the realm of leisure. A generously sized basement lends itself to becoming a cinema or fitness area, flanked by a naturally-cooled wine cellar for storing fine wines, a laundry room, and utility rooms.

The Park and its Appurtenances

The exterior is an extension of the prestigious interior: 5,500 square meters of finely landscaped, centuries-old park surrounds the home, offering complete visual and acoustic protection. The cobbled driveway leads to the large garage and several guest parking areas.

Technical Data of Relevance:

- Internal surface area: 850 m2
- Levels: 4 (connected by an imposing internal staircase)
- Private Park: 5,500 m2
- Finishes: Fine marble, period parquet, Liberty frescoes, wooden window frames.
- Plus: Historic veranda, terrace, independent apartment, wine cellar, double garage.

This property is not simply a building, but a rare opportunity to own a fragment of Italian architectural history, ideal for those seeking a prestigious residence or a permanent family home.

## Property Informations

**Address:** Via roma, 16

**Zip Code:** 27023

**Livable surface:** 600.00

**Bedrooms:** 6

**Bathrooms:** 5

**Rooms:** 10

**Internal condition:** Good

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**Floor:** Building

**Total floors:** 3

**Date of construction:** 1900

**Balconies:** Present

**Terrace:** Present, 30 sq.m

**Garden:** Private, 5.500 sq.m

**Kitchen:** Eat-in kitchen

**Garage:** for two cars, 22 sq.m























