Living Group
Viale Monte Santo, 8 - 20124 Milano
Phone number (+39) 02 23185858

# Villa for Sale in Pieve Emanuele
# € 1.740.000
## Ref. CBI133-1919-191



### 930 sq.m | Bathrooms: 5 | Bedrooms: 6 | Rooms: 15

IL MULINO DELLA CA' GRANDA
A Historic 15th-Century Estate with a Working Watermill Near Milan

A RARE OPPORTUNITY WITHIN LOMBARDY'S HISTORIC HERITAGE

A private 2,700 sq m estate once owned by the Ca' Granda, Milan's celebrated Renaissance institution and historic Ospedale Maggiore.
The origins of Mulino Folla, historically known as the Folle di Fizzonasco, date back to the 15th century. Originally established as a water-powered facility for processing wool and hides, the estate became closely connected with the Ca' Granda, which managed its land for centuries.
Today, the property preserves an authentic and remarkably intact part of Lombardy's rural heritage. Its most distinctive historic feature is the original watermill, which remains in working order.

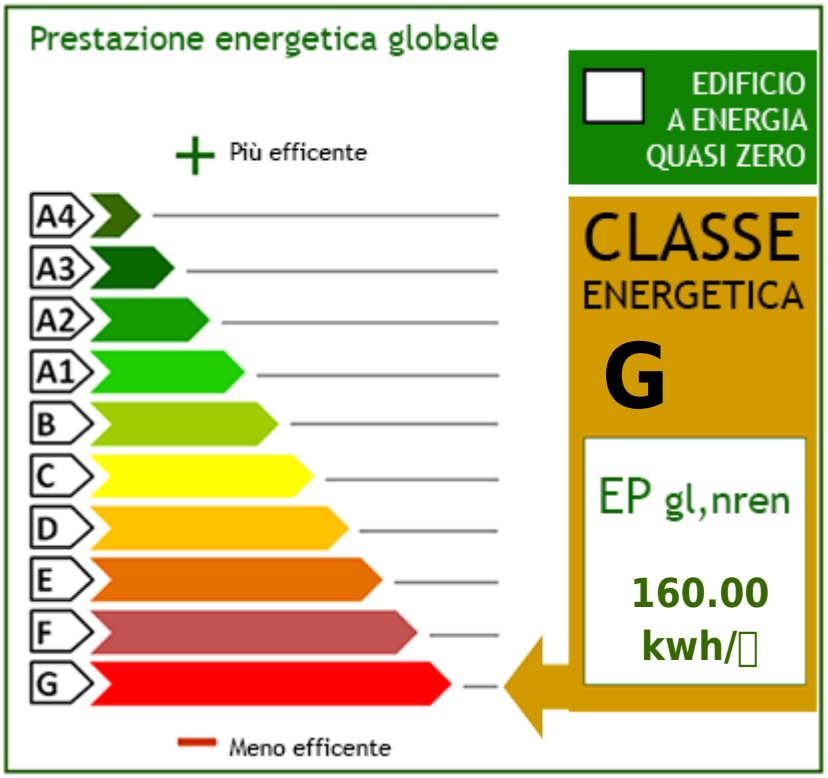
2,700 SQ M OF PRIVATE PROPERTY WITH EXCEPTIONAL DEVELOPMENT POTENTIAL
The estate offers outstanding flexibility and could be transformed into a prestigious single-family residence, a characterful boutique hospitality property or a multi-unit residential investment.
The property comprises:
– approximately 2,700 sq m of private land, including courtyards and gardens;
– approximately 930 sq m of existing buildings, arranged over the ground and first floors;

– approximately 450 sq m of residential accommodation, divided into three independent apartments and currently configured as two spacious living units;
– garages, cellars and additional covered structures;
– independent heating systems with separate boilers.

A particularly significant feature is the potential to add approximately 1,000 sq m of further Gross Floor Area, considerably expanding the estate's redevelopment and investment possibilities.
The property could accommodate a variety of projects: an exceptional private home, a multigenerational family estate, a boutique hospitality destination celebrating its historic identity, or a carefully planned multi-unit residential development.
A property with a powerful historic identity, together with the scale and flexibility required to shape an entirely new vision.

## Property Informations

| | |
|---|---|
| **Address**: Via P. Gobetti, 2 | **Zip Code**: 20072 |
| **Livable surface**: 920.00 | **Bedrooms**: 6 |
| **Bathrooms**: 5 | **Rooms**: 15 |
| **Internal condition**: Good | **---> data_operazione <---**: 0000-00-00 |
| **---> esclusiva <---**: 1 | : 0000-00-00 |
| **Date of construction**: 1450 | **Current Status**: Available after the deed of sale |
| **Balconies**: Present | **Garden**: Private |
| **Kitchen**: Eat-in kitchen | **Garage**: for two cars |












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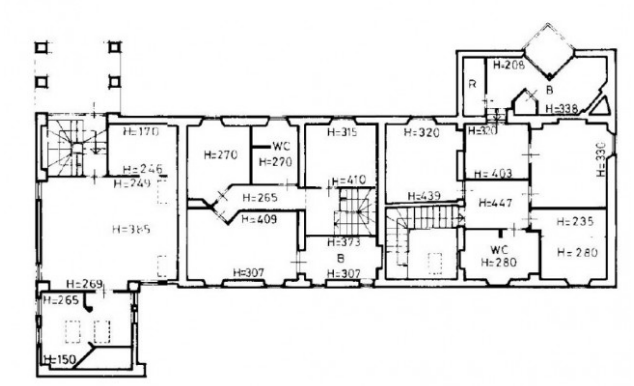


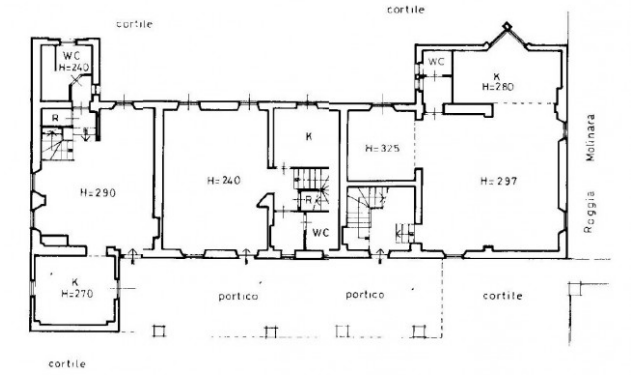









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