



Semi-detached for Sale in Noviglio Santa Corinna - Conigo € 1.350.000 Ref. CBI133-1864-199



840 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 14

Elegant and Spacious Semi-Detached Villa with Large Private Garden, 7 Bedrooms and Potential for a Swimming Pool

Set in a peaceful residential area and surrounded by a beautifully landscaped **private garden**, this prestigious villa is currently arranged as **two fully independent residential units**, offering a total of 7 bedrooms, 6 bathrooms, 2 spacious lower-ground-floor entertainment areas, 2 covered garages and additional private outdoor parking spaces within the property.

With a limited number of carefully planned modifications, the two units can easily be connected to create one substantial and elegant private residence.

The Interiors

The two residential units are currently completely independent, each with its own living areas, bedrooms, bathrooms, lower-ground-floor spaces and garage. However, the existing layout makes it possible to connect them with relative ease, creating one large family villa while preserving the original architectural character of the property.

This makes the residence particularly versatile: ideal for a large family, for two generations or households wishing to live close to one another while maintaining privacy and independence, or for a variety of hospitality-related uses.

The first unit features an impressive and generously proportioned reception room opening directly onto the covered patio and garden. The living space is arranged into a comfortable lounge area with fireplace and a separate dining area.



Large full-height windows overlook the greenery and flood the room with natural light, creating a seamless connection between the interiors and the garden.

A few steps away is the spacious eat-in kitchen, both practical and well proportioned, with direct access to the outdoor areas — ideal for lunches and dinners under the covered patio during the warmer months.

The sleeping area includes generously sized double bedrooms, all overlooking the garden and featuring parquet flooring.

The rooms are complemented by **custom-built wardrobes and bespoke furnishings**, where aesthetics and functionality come together through high-quality materials, refined details and solutions designed specifically for the spaces.

A large walk-in wardrobe/dressing room and naturally lit bathrooms complete this area. The bathrooms feature light-coloured ceramic finishes and brass detailing, as well as a large corner bathtub and separate shower.

On the upper floor of the same unit there is an additional bedroom, a walk-in wardrobe, a bathroom with shower and a private terrace, providing an attractive and secluded outdoor area.

THE SECOND UNIT, equally well maintained, features a bright and welcoming living room overlooking the garden, with large windows bringing abundant natural light into the space.

The living area is spacious and comfortable, with parquet flooring, a relaxation area and direct views over the surrounding greenery.

The service areas include a large, fully equipped kitchen overlooking the covered patio, well-organised hallways and a contemporary bathroom with twin washbasins set on a long vanity counter, mosaic wall finishes and a shower.

There is also a separate room dedicated to a whirlpool bathtub.

The two bedrooms on this level are bright, well proportioned and efficiently arranged; one also enjoys access to a balcony/terrace.

On the upper floor of the second unit there is a large principal bedroom opening onto a terrace, a walk-in wardrobe, an additional room currently used as a dressing room, and a bathroom with shower.

On the lower-ground floor, both units have generous entertainment and leisure areas enhanced by traditional terracotta flooring, lending warmth and timeless character to the interiors.

These versatile spaces are ideal for use as hobby rooms, games rooms, fitness areas, home cinemas, family rooms or informal dining and entertaining spaces for gatherings with friends and family.

Additional storage rooms, utility spaces and laundry areas complete this level, making the property particularly practical for large families and extended households.

The property also includes two large covered garages with direct access, together with additional outdoor parking spaces within the private grounds.

The Garden

The garden is one of the defining features of the property: a large, beautifully maintained green space wrapping around several sides of the villa and offering privacy, visual depth and a genuine sense of tranquillity.

The carefully tended lawn is complemented by mature trees, evergreen hedges, ornamental maples and flowering shrubs, creating attractive views throughout the grounds while providing natural screening around the residence.

The generous covered patios extending along the front of the villa form a natural continuation of the indoor living spaces and provide ideal areas for outdoor dining, summer lounges, relaxation and entertaining family and friends.

The size of the plot and the configuration of the grounds may also allow, subject to the necessary planning permissions and local regulations, **the construction of a private swimming pool in a secluded and well-sunlit area**, further enhancing a property that is already exceptional for its generous proportions, privacy and quality of outdoor space.

Ideal Uses

Thanks to its two currently independent yet easily connectable residential units, the villa offers an unusually flexible range of possibilities.

It is particularly well suited to a large family seeking a spacious and refined residence filled with natural light and surrounded by greenery, with extensive indoor and outdoor areas to enjoy together.

It is also an excellent solution **for two families or two generations wishing to live close to one another while retaining their own independence.**

With two separate entrances, two living areas, two kitchens, multiple bedrooms and bathrooms and two lower-ground-floor leisure areas, each household can enjoy its own private spaces in complete autonomy.

It is a flexible and intelligently designed arrangement capable of adapting to different lifestyles over time.

Due to its size and layout, **the property may also lend itself to conversion into a boutique B&B or charming hospitality business**, subject to the relevant permissions and regulations.

With 7 bedrooms, 6 bathrooms, 2 large kitchens, 2 living rooms, 2 spacious lower-ground-floor areas and an extensive private garden, the villa offers the space required to create comfortable and functional areas both for guests and for the management of the property.

A rare residence offering numerous possibilities, surrounded by greenery and designed for those seeking privacy, generous proportions, flexibility and quality of life.

The interiors can be further personalised according to individual taste, while the extensive outdoor areas offer additional potential, including the possible addition of a private swimming pool.



Condition and Atmosphere

The villa is presented in excellent overall condition and has been carefully maintained throughout. The property also benefits from the presence of **solar panels**.

High-quality natural wood parquet flooring is particularly well preserved and brings warmth and elegance to the interiors, while wooden double-glazed windows with exterior shutters provide comfort, insulation and architectural consistency with the character of the house. Light-coloured finishes, generous windows and the constant visual connection with the garden create a pleasant sense of continuity between indoor and outdoor living, enhancing both the brightness of the interiors and the usability of the exterior spaces.

The overall impression is of a distinctive residence with carefully considered design and an elegant yet welcoming character.

Solid, spacious and well cared for, the villa is designed for those who value comfortable interiors, well-balanced proportions and a genuinely usable private garden that is secluded, elegant and visually impressive.

Location, Lifestyle and Investment Potential

The property is located in Santa Corinna, a residential area of Noviglio in the southern Milan metropolitan area, close to Binasco and conveniently positioned between Milan and Pavia.

This location offers an attractive balance for international buyers: the privacy, greenery and generous living spaces typically associated with countryside living, while remaining within easy reach of Milan and its business, cultural and commercial opportunities.

Daily amenities, schools, sports facilities, supermarkets and essential services are available within a short distance, while the surrounding area retains a predominantly residential and low-density character.

The location may be particularly appealing to professionals and families connected with **Milan, Assago and the Milanofiori business district**, as well as with the southern part of the metropolitan area.

Another important point of reference is **Humanitas Research Hospital in Rozzano**, one of Italy's leading hospitals and an international centre for specialised medicine, research and university education. Its presence, together with the wider network of businesses, services and educational facilities in southern Milan, contributes to the strategic character of this area.

For buyers considering the property not only as a private residence but also for **hospitality or accommodation purposes**, its position offers an interesting combination: convenient access to Milan together with a quieter, greener environment and substantially more space than is generally available within the city.

The wider territory between the **Navigli and Ticino areas** is also increasingly promoted for its landscape, local heritage and slower-paced tourism. Tourism data published in 2025 recorded growth in overnight stays across the Navigli-Ticino area, supporting the broader appeal of destinations outside central Milan for visitors seeking a different experience of Lombardy.

Combined with the villa's **7 bedrooms, 6 bathrooms, two independent living units and extensive private garden**, this location may therefore offer interesting possibilities for a boutique B&B, guest accommodation, extended-stay hospitality or a residence combining private living with an independent guest area, subject to the relevant licences and planning regulations.

Connections

Santa Corinna is located close to Binasco and has convenient access to the A7 Milan-Genoa motorway, providing straightforward connections towards Milan, Pavia and the wider motorway network.

Public transport services in the area connect towards **Assago Milanofiori M2**, providing access to Milan's underground network. Provincial bus services also operate along the SS35 corridor between the Milan area, Binasco and Pavia.

The location is therefore particularly suitable for those who want to remain connected to Milan while enjoying **greater privacy, outdoor space and a more relaxed residential setting** — whether as a primary home, a multi-generational residence or a property with potential for hospitality-related use.

Coldwell Banker Living Group invites you to discover this prestigious semi-detached villa: a distinctive property for those seeking space, independence, flexibility and quality of life within easy reach of Milan.

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Property Informations

Address: Via Don Minzoni, 20

Zip Code: 20082

Livable surface: 800.00

Bedrooms: 6

Bathrooms: 6

Rooms: 14

Internal condition: Excellent

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

---> esclusiva <---: 1

: 0000-00-00

Floor: On two levels

Total floors: 3



Parking space: Uncovered

Current Status: Available after the deed of sale

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Eat-in kitchen

Garage: for two cars











