

Codogno – Lombardei

Villa on two levels with garden of 2500 square meters

Property ID: IT252942142



www.von-poll.it

PURCHASE PRICE: 450.000 EUR • LIVING SPACE: ca. 280 m² • ROOMS: 7 • LAND AREA: 3.200 m²

Property ID: IT252942142 - 26845 Codogno – Lombardia

-  At a glance
-  The property
-  Energy Data
-  Floor plans
-  A first impression
-  Details of amenities
-  All about the location
-  Contact partner

Property ID: IT252942142 - 26845 Codogno – Lombardia

At a glance

Property ID	IT252942142
Living Space	ca. 280 m ²
Available from	18.12.2025
Rooms	7
Bedrooms	5
Bathrooms	4

Purchase Price	450.000 EUR
Commission	Subject to commission
Total Space	ca. 400 m ²
Usable Space	ca. 3.000 m ²
Equipment	Swimming pool, Fireplace, Balcony

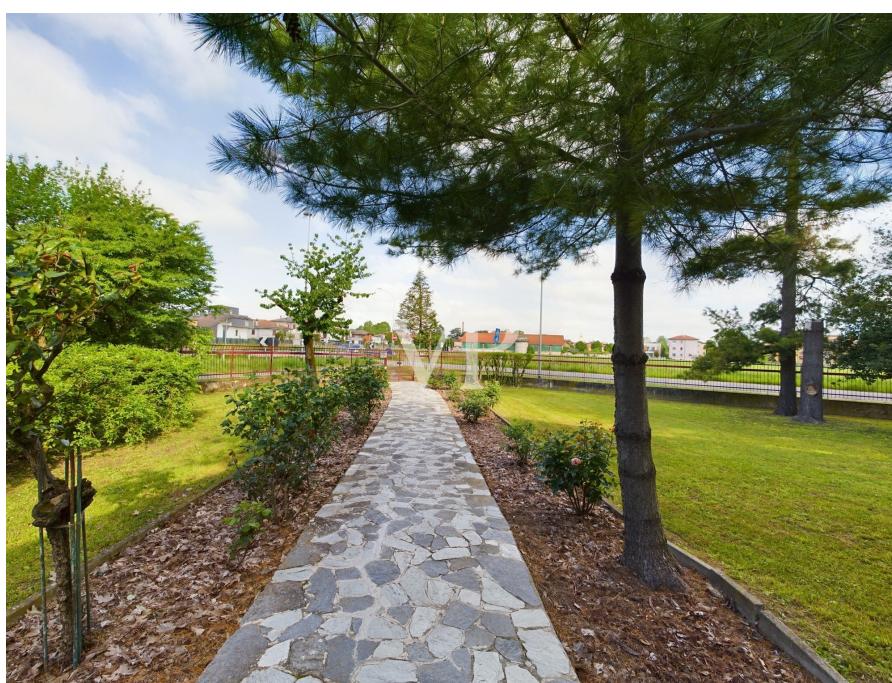
Property ID: IT252942142 - 26845 Codogno – Lombardia

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	05.12.2027	Final Energy Demand	101.29 kWh/m ² a
Power Source	Pellet-Fuelled	Energy efficiency class	B
		Year of construction according to energy certificate	1965

Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardia

The property



Property ID: IT252942142 - 26845 Codogno – Lombardesi

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



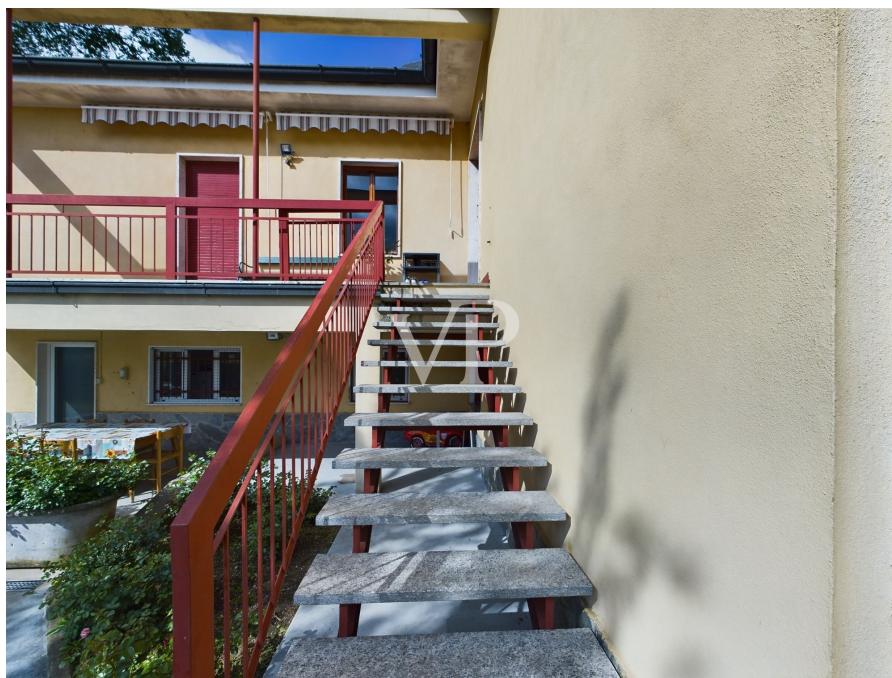
Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



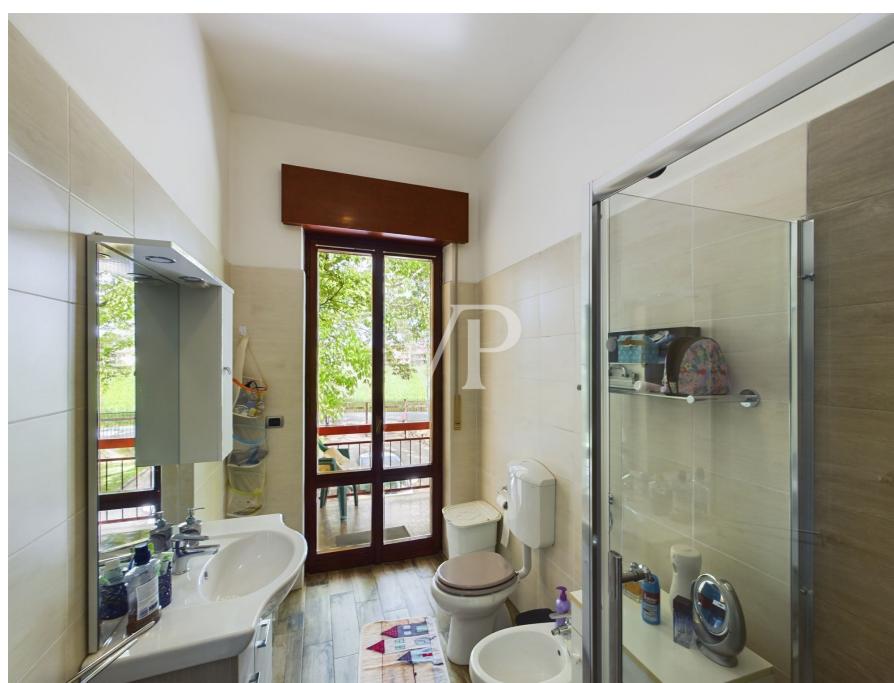
Property ID: IT252942142 - 26845 Codogno – Lombardesi

The property



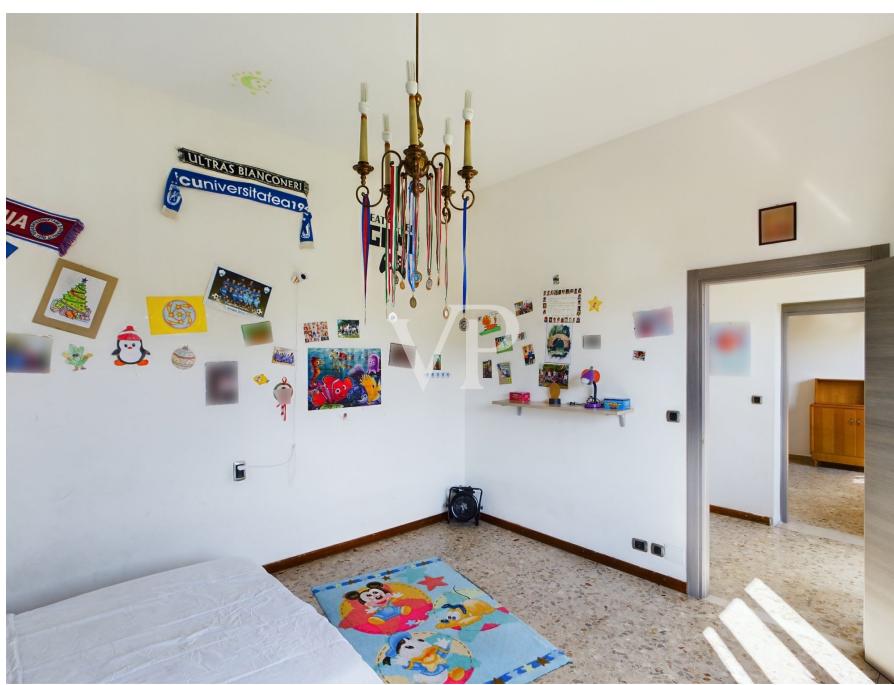
Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



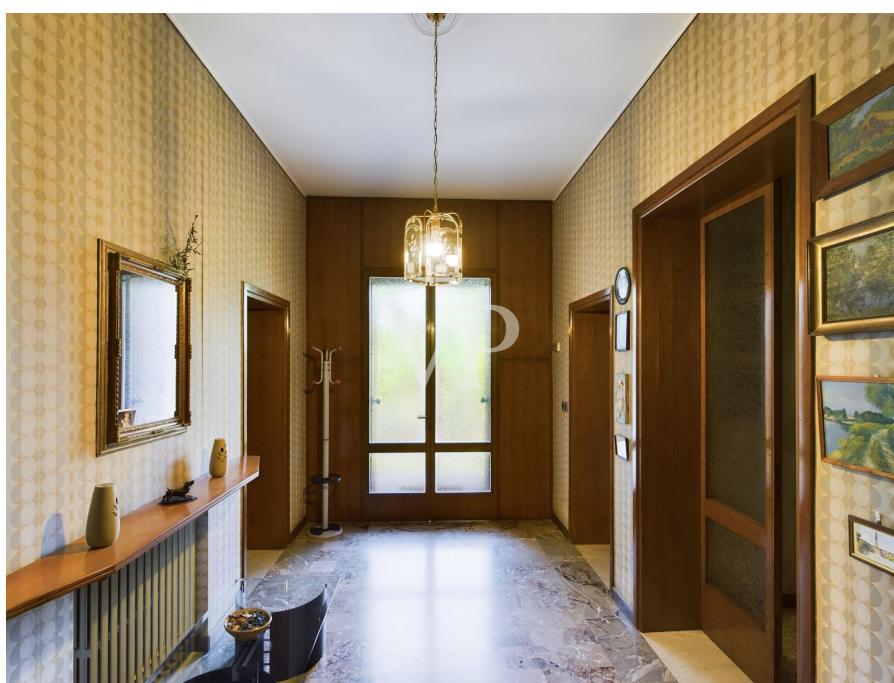
Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



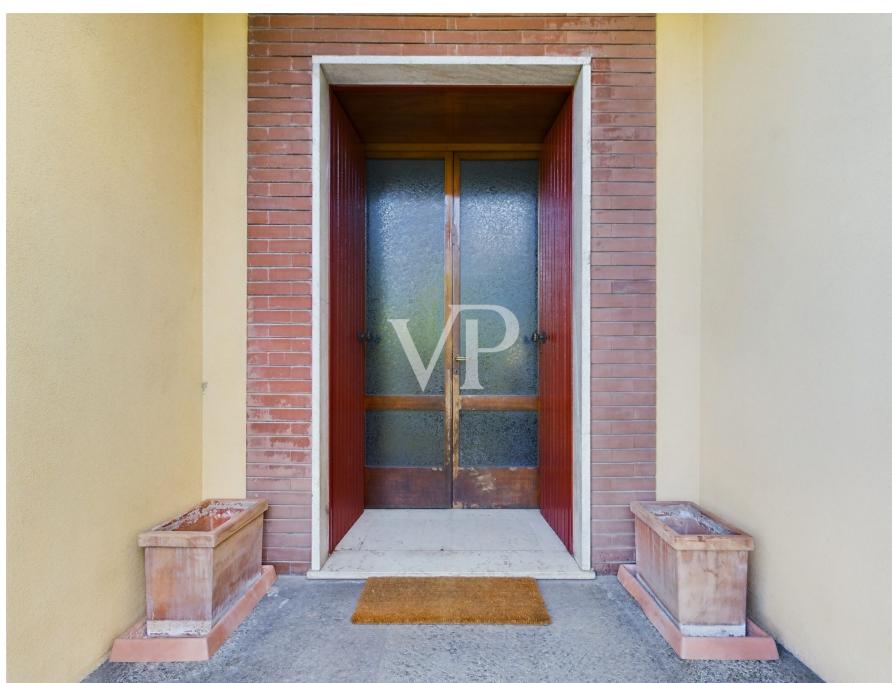
Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardei

The property



Property ID: IT252942142 - 26845 Codogno – Lombardia

Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252942142 - 26845 Codogno – Lombardia

A first impression

Historic villa with a large garden of 2,500 square meters.

The villa is arranged on two levels; on the first level (called ground floor), the villa is accessed by an entrance through a small staircase.

On this floor, we find a small apartment consisting of a dining room, two rooms and a full bathroom. The said two-room apartment is accessed from an entrance at the back of the villa by crossing the garden. On the same floor we have a laundry and ironing room and additional technical rooms that contain the entire pellet heating system for the production of hot water, the present system consists of a tank that can hold 35 bags of pellets.

Also on the ground floor, we find several cellar rooms, some are used for equipment storage, others for the maintenance of the garden and all existing facilities in the villa. The latter two spaces are separated from each other.

Leaving the two-room apartment, located on the ground floor on the first level, we enter the 35-square-meter garage that can easily accommodate more than two cars.

The second level (second floor) consists of an entrance hall on double living room with access to the two balconies juxtaposed at the two ends of the same living room, in addition we find a kitchen, a study, four bedrooms plus two bathrooms.

Through an internal staircase from the ground floor we go up to the first floor, which brings us to the main apartment, the same currently has been divided into two housing units despite the fact that cadastrally there is only one; the division was made with plasterboard walls and therefore easily removable, as well as having the possibility of restoring the current arrangement, at the competent authorities, declaring the two housing units.

The garden is kept in perfect condition. A stone driveway makes access to the entrance of the villa, or you can walk from the 4 sides without the prepared driveway.

Property ID: IT252942142 - 26845 Codogno – Lombardia

Details of amenities

- 1) Pellet system with vismat boiler for hot water production and heating, the system has a container for the capacity of 35 bags of pellets
- 2) Cameras for monitoring the outdoor and indoor area.
- 3) The villa has a septic tank system with 6 settling tanks to clean the water, once purified it must be discharged into the canals called Roggie
- 4) the existing asbestos on the roof was disposed of in 1998.
- 5) driveway gate for the entrance to the private area for access to the automated box
- 6) decanting system was redone in 2004.
- 7) Flooring almost in marble, except for some rooms that have herringbone parquet flooring.



VON POLL
REAL ESTATE

Property ID: IT252942142 - 26845 Codogno – Lombardesi

All about the location

10/12 Forlanini Street Codogno (Lodi)

Property ID: IT252942142 - 26845 Codogno – Lombardei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com