

Novate Milanese – Lombardia

Detached villa in excellent condition with private garden

Property ID: IT252942590



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PURCHASE PRICE: 425.000 EUR • LIVING SPACE: ca. 176 m² • ROOMS: 5 • LAND AREA: 200 m²

Property ID: IT252942590 - 20026 Novate Milanese – Lombardia

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

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At a glance

Property ID	IT252942590
Living Space	ca. 176 m²
Rooms	5
Bedrooms	2
Bathrooms	1
Year of construction	1965
Type of parking	2 x Outdoor parking space, 1 x Garage

Purchase Price	425.000 EUR
Commission	Subject to commission
Total Space	ca. 200 m²

Property ID: IT252942590 - 20026 Novate Milanese – Lombardia

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	17.01.2035	Final Energy Demand	186.63 kWh/m²a
		Energy efficiency class	E
		Year of construction according to energy certificate	1965

Property ID: IT252942590 - 20026 Novate Milanese – Lombardiei

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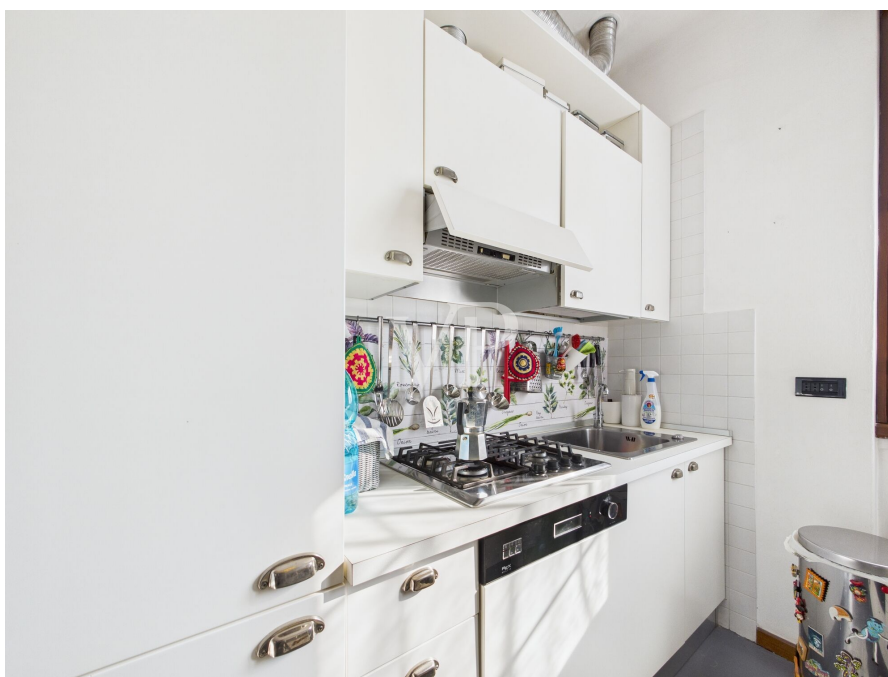
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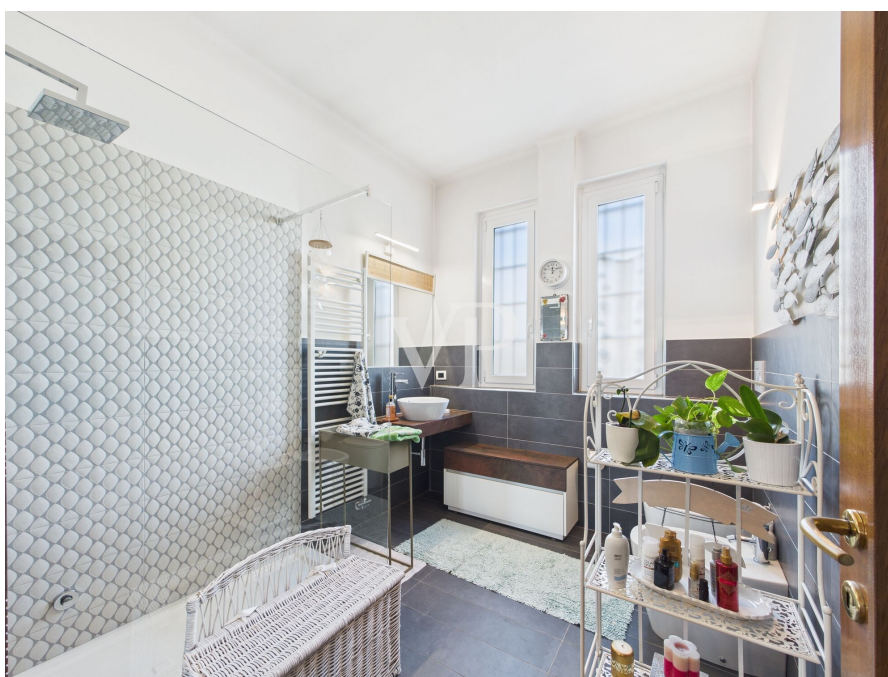
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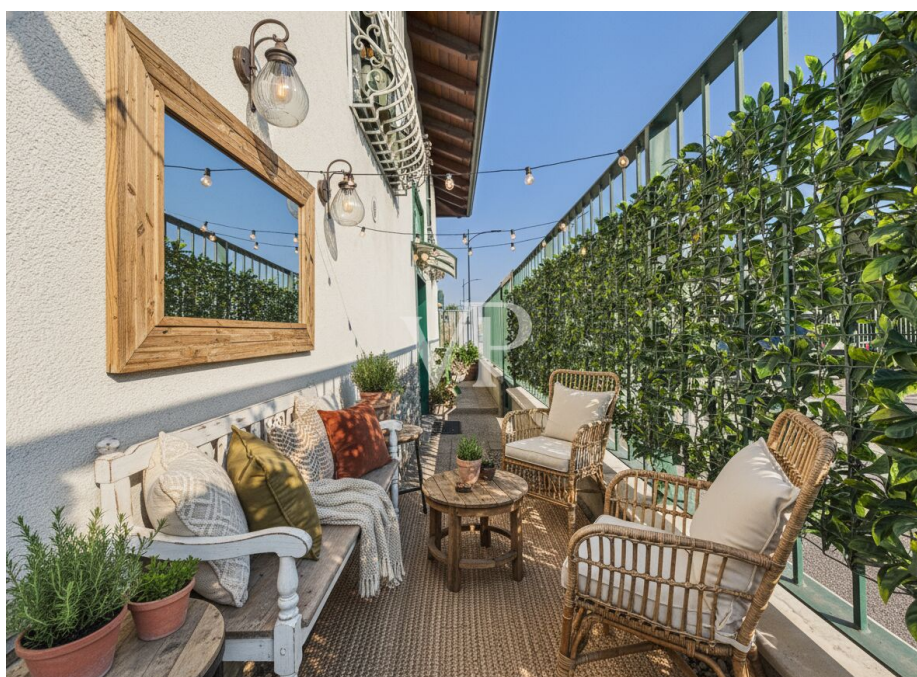
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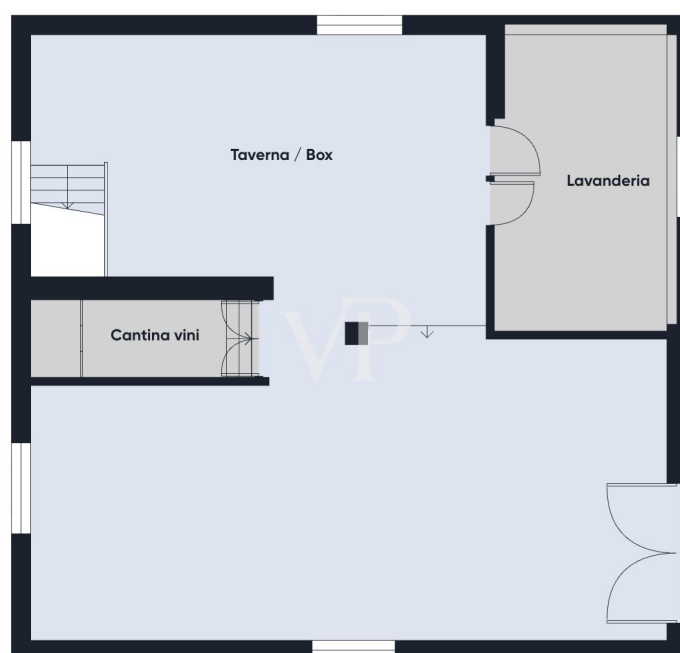
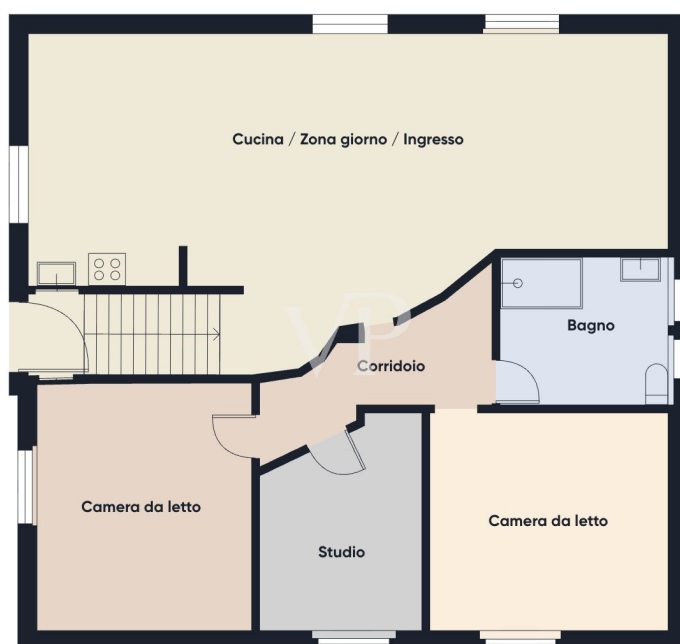
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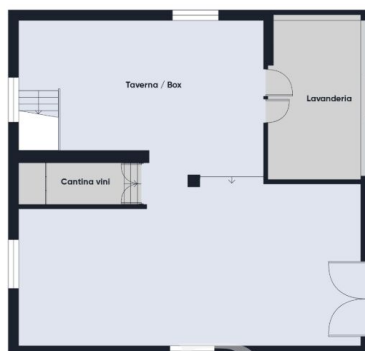
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Property ID: IT252942590 - 20026 Novate Milanese – Lombardiei

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.

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A first impression

Address: Via Polveriera 3 Novate Milanese

When: Saturday, November 29, 2025

Time: 10:00 am to 12:30 pm and 2:00 pm to 4:00 pm - free admission!

For better organization, we prefer that you let us know in advance the time you would like to come to visit the property.

You will be able to visit the house and imagine yourself already in your new space.

No appointments, no pressure

Don't miss this opportunity: the property is ready to be yours!

We are pleased to present the sale of this beautiful property located literally at the gates of Milan!

An unmissable opportunity for those looking for independence, comfort, style and practicality in one living solution.

In a quiet location on the outskirts of Milan and at the beginning of the municipality of Novate Milanese, just 10 minutes walk from the M3 (yellow line) Comasina, we propose a detached single-family villa, arranged on two levels, with large private garden and large versatile interior spaces. The villa is completely renovated and looks like this: on the ground floor we find the main living area consisting of a bright open space living with open kitchen, ideal for convivial moments, two large bedrooms, both well lit and comfortable, windowed bathroom with large modern shower stall, a study room or walk-in closet, also perfect as a space for smart working. While in the basement, currently in a rustic state, we find an extremely versatile area: it could become a car garage of about 50 sqm with a height of 2.50 m, also suitable for large vehicles, or a space that can be customized as a cellar, laundry, tavern or hobby room.

Externally, the villa is surrounded by a private garden on 3 sides, perfect for relaxing during spring and summer afternoons, hosting friends or creating a barbecue area, while the fourth side is used for parking with availability of 2/3 cars.

This solution is ideal for those seeking independence, tranquility and comfort, while remaining just a few minutes from Milan and the main services.

Contact us for more information or to schedule a visit!

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Details of amenities

- Air conditioning with 2 splits
- Independent heating system
- Alarm system
- Wi-Fi fiber optic
- Tavern very versatile and convertible according to your needs
- Parking spaces
- Private garden

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All about the location

The property is located on Via Polveriera, in a strategic location between Milan and Novate Milanese, with excellent connections:

89 bus stop within walking distance, in front of the house, connected to the terminus of the M3 Comasina subway (yellow line). The center of Novate Milanese is a short distance away, as is the FN train station.

Quick access to the main arterial roads to Milan and hinterland.

Convenient location and choice of services in Milan and Novate Milanese with the convenience of primary and secondary schools, kindergartens and oratories within minutes, supermarkets, neighborhood stores, pharmacy and shopping malls in close proximity, public parks, green areas and leisure sports facilities, restaurants, bars and neighborhood services easily accessible.

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Contact partner

For further information, please contact your contact person:

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