

**Bollate - Cassina Nuova**

# Multi-family villa with a large private garden on the outskirts of Milan

**Property ID: IT262942714**



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 898 m<sup>2</sup> • ROOMS: 10**

**Property ID: IT262942714 - 20021 Bollate - Cassina Nuova**

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## At a glance

<b>Property ID</b>	<b>IT262942714</b>	<b>Purchase Price</b>	<b>950.000 EUR</b>
<b>Living Space</b>	<b>ca. 898 m<sup>2</sup></b>	<b>House</b>	<b>Single-family house / Detached house</b>
<b>Available from</b>	<b>24.06.2026</b>	<b>Commission</b>	<b>Onderhevig aan provisie</b>
<b>Rooms</b>	<b>10</b>	<b>Total Space</b>	<b>ca. 983 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>7</b>	<b>Usable Space</b>	<b>ca. 983 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>7</b>	<b>Equipment</b>	<b>Terrace, Fireplace, Balcony</b>
<b>Year of construction</b>	<b>1966</b>		
<b>Type of parking</b>	<b>6 x Multi-storey car park</b>		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	12.06.2026	Final Energy Demand	283.38 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	D
		Year of construction according to energy certificate	1966

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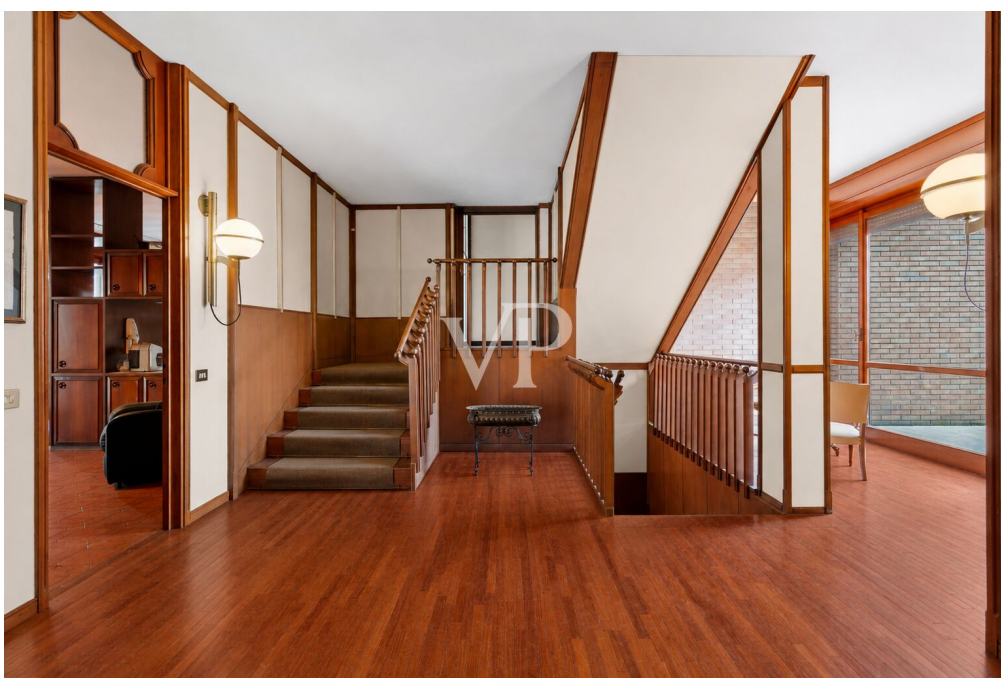
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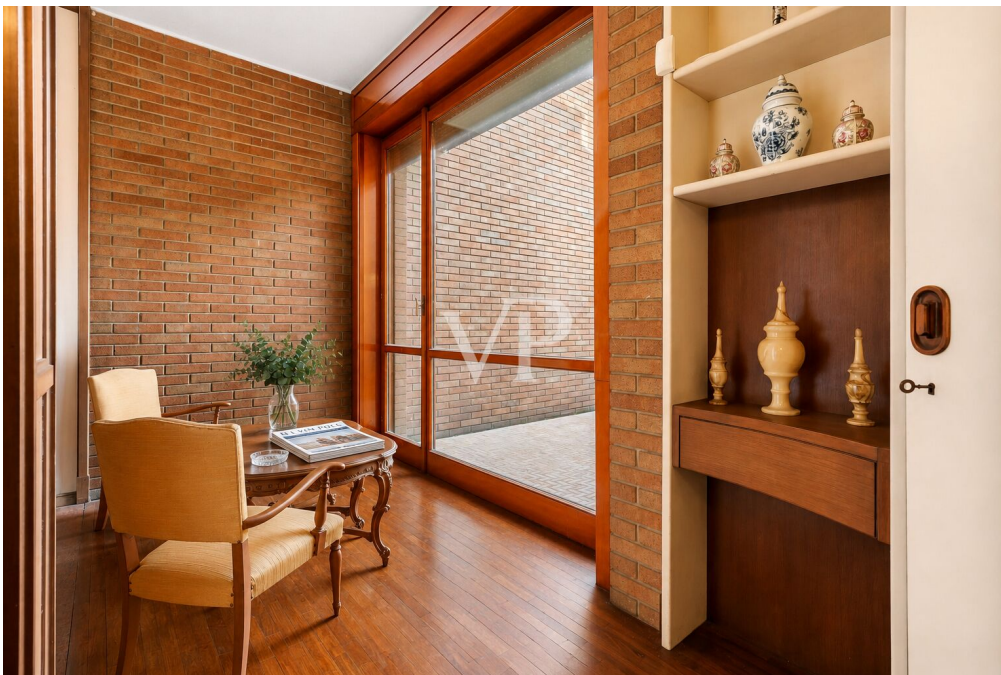
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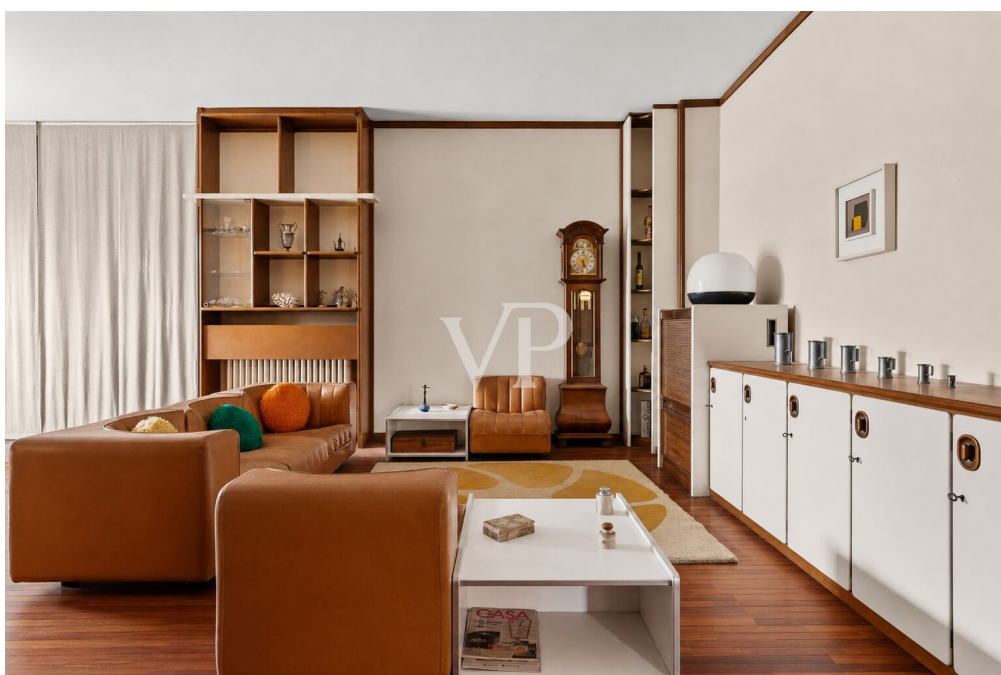
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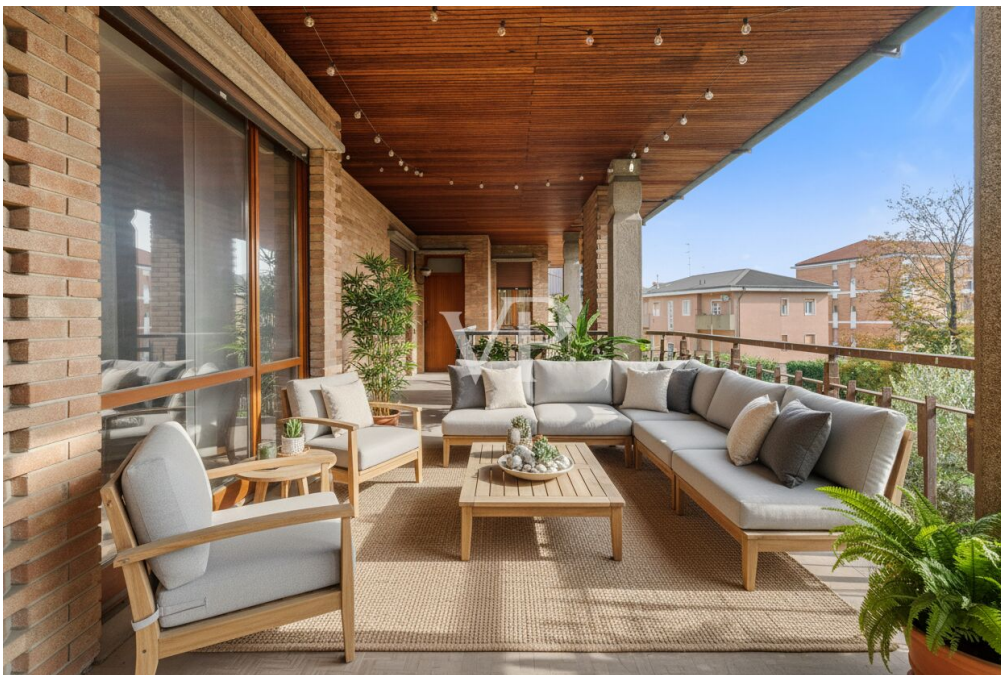
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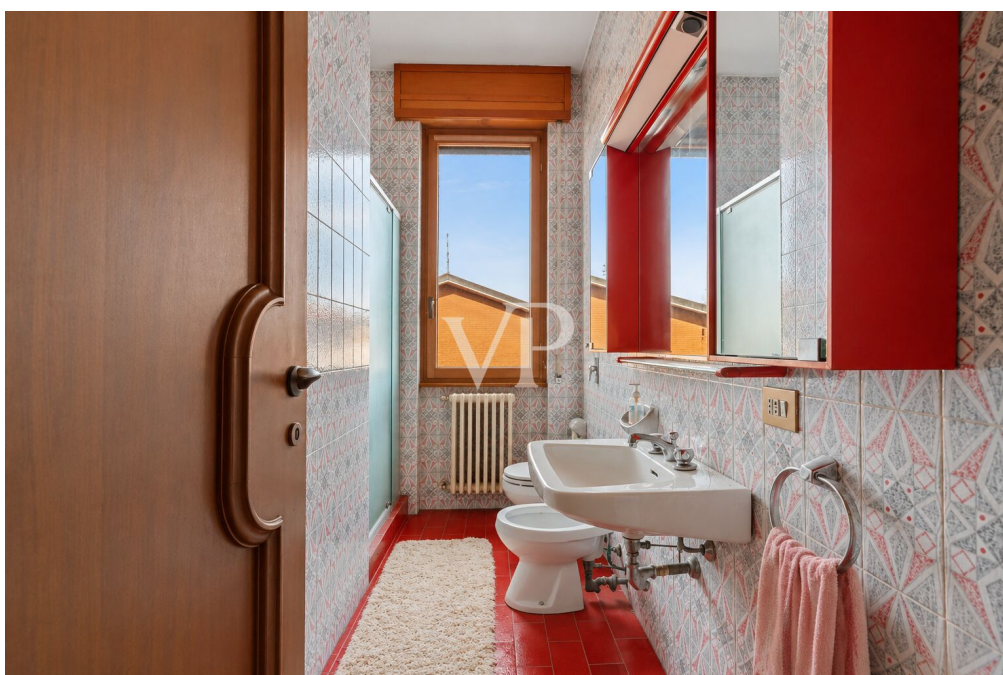
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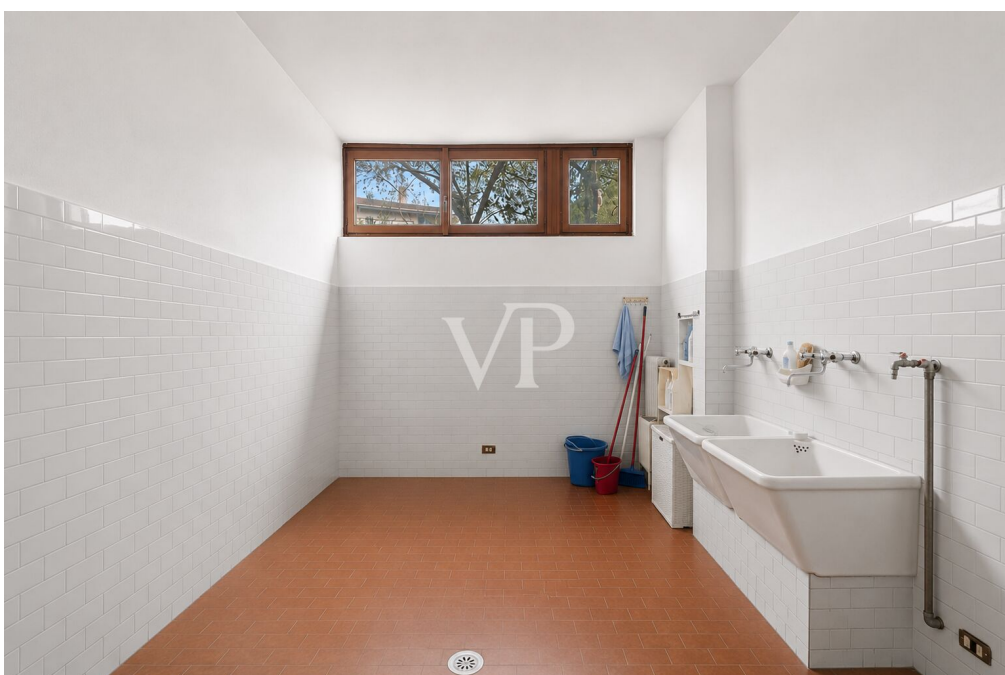
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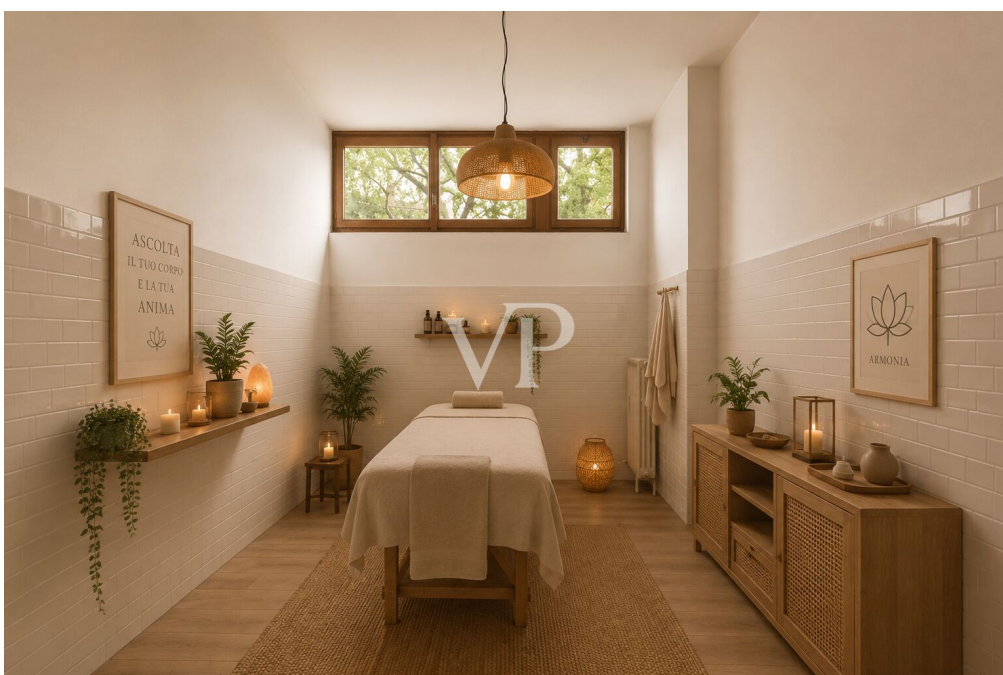
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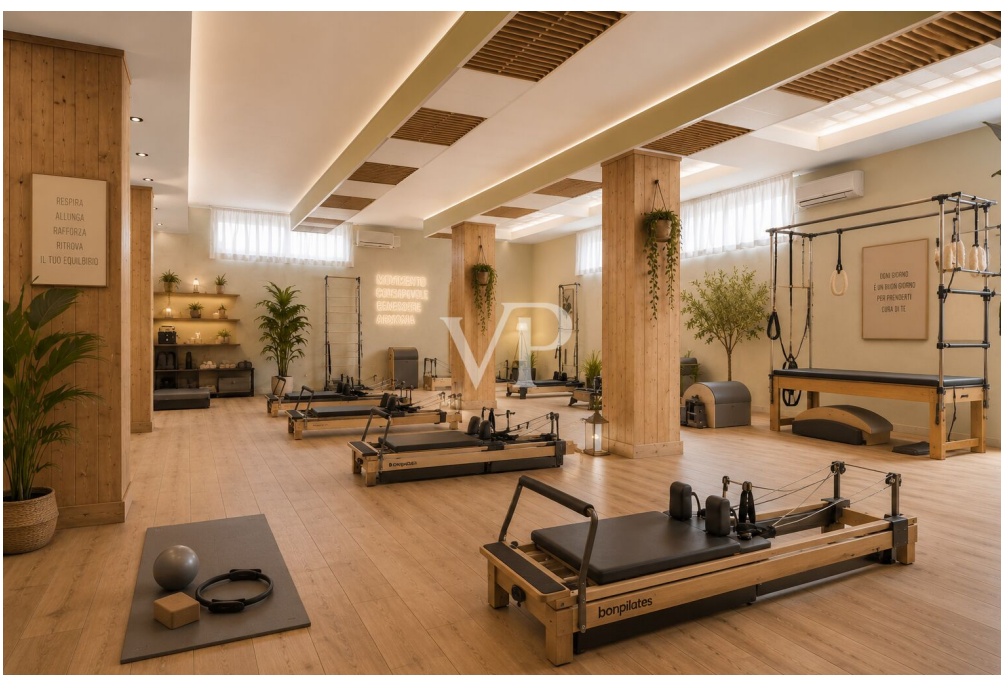
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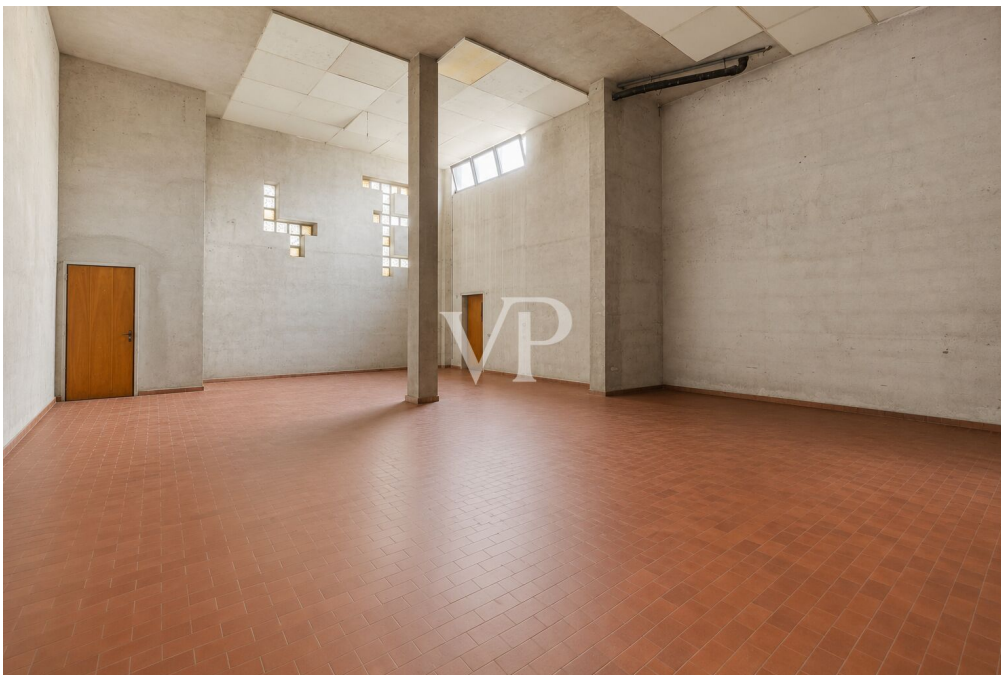
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## Floor plans

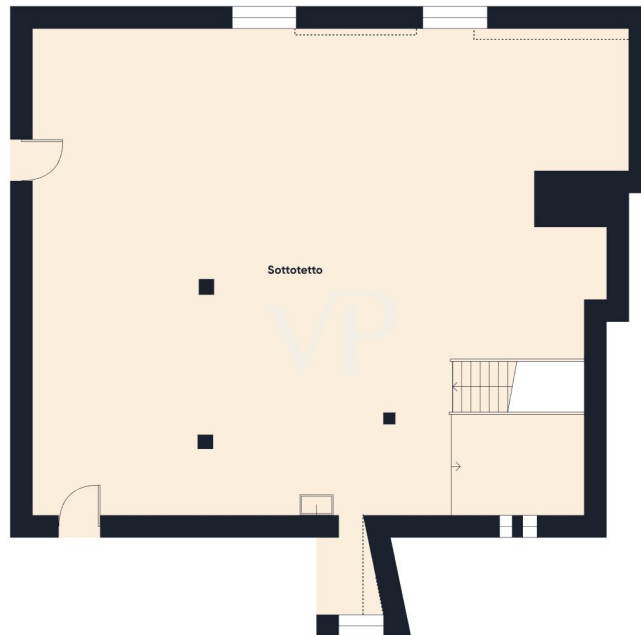




Piano 0



Piano 1



Piano 3



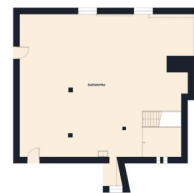
Piano -1



Piano 0



Piano 1



Piano 3

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**

On Via Madonna in Bollate (MI), in a quiet and secluded neighborhood of single-family homes and small apartment buildings, Von Poll Real Estate is offering for sale a detached multi-family villa, in need of partial renovation, ideal for those who wish to live surrounded by nature without sacrificing the convenience of local amenities and proximity to Milan.

With a total area of approximately 1,000 square meters spread over multiple levels and surrounded by a landscaped garden of about 2,000 square meters, this property combines space, versatility, privacy, and freedom. The outdoor space is perfect for creating a swimming pool, a relaxation area, or a playground for children.

The bright and customizable rooms are perfectly suited for multiple households or large families who wish to combine living and working in the same place.

On the ground floor, a spacious loggia overlooking the greenery leads to the main entrance, which opens onto a study area and workspaces totaling approximately 100 square meters, a laundry room, restrooms, and an 80-square-meter garage with independent access and space for up to six cars.

The first floor houses two independent living units:

- the first with a double living room, eat-in kitchen, two terraces, a balcony, three bedrooms, and two bathrooms;
- the second with a living room, semi-open kitchen, two bedrooms, a small terrace, and two bathrooms.

In the basement, a workshop of approximately 250 square meters completes the property, ideal for artisans, professionals, or creative entrepreneurs who wish to combine home and work in a single space. Finally, an attic of approximately 120 square meters offers further possibilities for customization: perfect as a studio, hobby area, or new living space.

Thanks to its multi-family structure and generous floor space, the villa lends itself to a variety of uses:

- a home for large families or multiple households;
- a home combined with a workshop or studio;
- a charming residence, B&B, or lodging facility;
- or as an investment for those wishing to develop a renovation project by creating various housing options.

The area offers a relaxed, family-friendly atmosphere, with schools, shops, a train station, bus stops, and bike paths just minutes away—perfect for those seeking a balance between quality of life and everyday convenience.



**A villa with rare potential, where every space holds a new possibility.**

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## **Details of amenities**

- **Separate entrance**
- **Double-glazed wooden windows**
- **Private garden**
- **Private vegetable garden**
- **Covered loggia**
- **Terraces and balconies**
- **Garage with space for six cars**
- **Workshop of approximately 250 square meters**
- **Study/office room**
- **Laundry room**
- **Two residential units**
- **Two bathrooms per unit**
- **Windows facing four sides**
- **Separate driveway access**
- **Customizable spaces**
- **Photovoltaic and solar thermal systems**

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## **All about the location**

The villa is located at Via Madonna 83 in Bollate, in a quiet and secluded neighborhood characterized by single-family homes and small apartment buildings—perfect for those seeking privacy, security, and a high quality of life.

Despite its tranquility, the location is strategic and well-connected to Milan and the major towns in the surrounding area:

**Bollate Centro train station and nearby bus stops provide quick connections to Milan and the surrounding area**

**Easy access to major highways and ring roads**

**The area offers all the amenities necessary for daily life:**

- Elementary and secondary schools, preschools, and youth centers within walking distance
- Grocery stores, supermarkets, pharmacies, shopping centers, post offices, and banking services in the immediate vicinity
- Sports centers, public parks, and bike paths for outdoor activities
- Numerous green spaces and recreational areas ideal for families

**In short, Bollate strikes the perfect balance between the tranquility of a residential setting and the convenience of urban amenities, making it the ideal location for those who want to live near Milan without sacrificing green spaces, privacy, and a high quality of life.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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