

Codogno - Lombardia

# Villa on two levels with large private garden and double garage

Property ID: IT262942802



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**PURCHASE PRICE: 430.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 3.200 m<sup>2</sup>**

**Property ID: IT262942802 - 26845 Codogno - Lombardia**

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## At a glance

<b>Property ID</b>	<b>IT262942802</b>	<b>Purchase Price</b>	<b>430.000 EUR</b>
<b>Living Space</b>	<b>ca. 280 m<sup>2</sup></b>	<b>Commission</b>	<b>Onder voorbehoud van commissie</b>
<b>Available from</b>	<b>22.05.2026</b>	<b>Total Space</b>	<b>ca. 400 m<sup>2</sup></b>
<b>Rooms</b>	<b>7</b>	<b>Usable Space</b>	<b>ca. 3.000 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>5</b>	<b>Equipment</b>	<b>Fireplace, Balcony</b>
<b>Bathrooms</b>	<b>4</b>		

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## 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 <sup>2</sup> a
Power Source	Pellet-Fuelled	Energy efficiency class	B
		Year of construction according to energy certificate	1965

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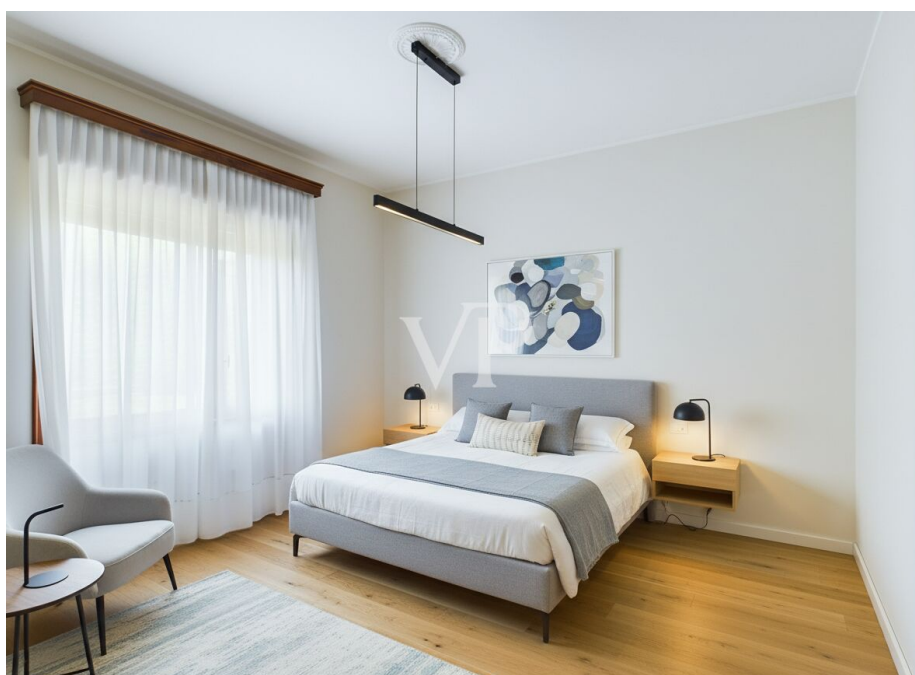
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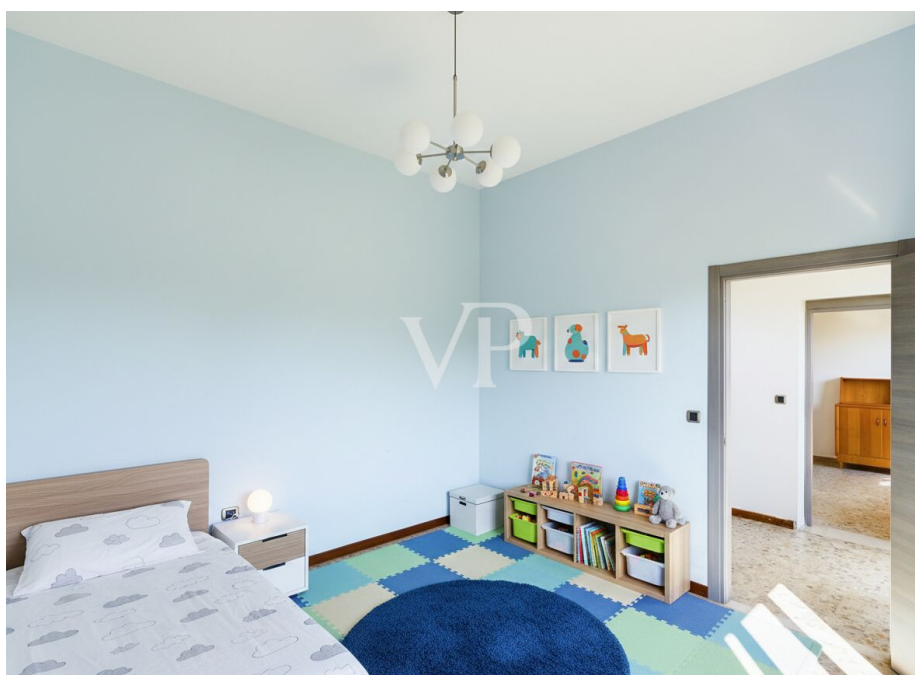
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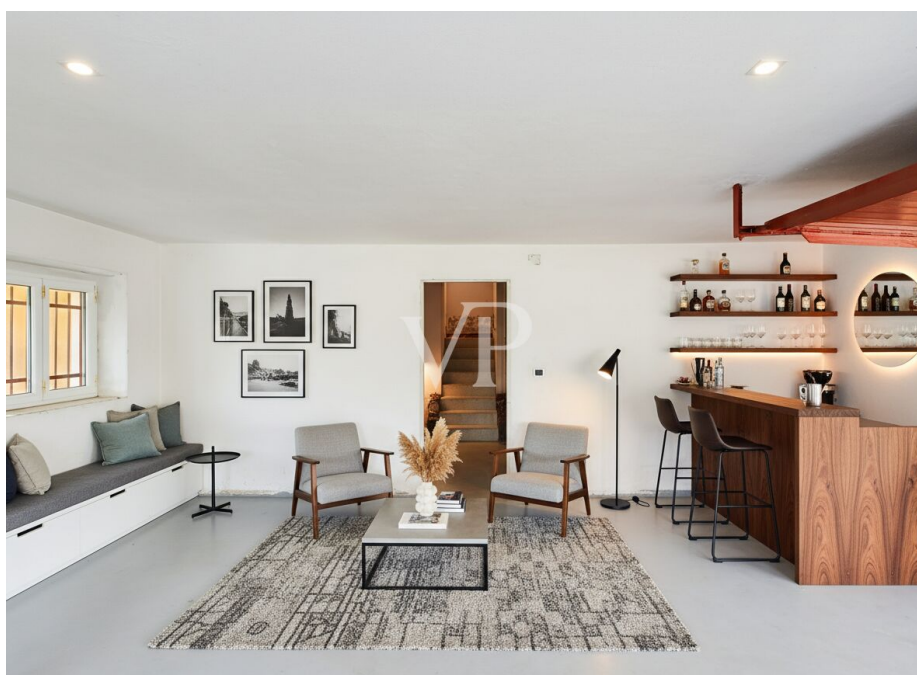
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## Floor plans





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**

**Villa with large private garden of 2,500 sqm and double garage**

**In a quiet and reserved context, we offer for sale detached villa arranged on two levels, surrounded by a large private garden of about 2,500 sqm, well-kept and fully usable.**

**Access to the property is via main entrance with a small staircase. On the ground floor we find several ancillary and service rooms, including cellars and spaces used for storage and maintenance of facilities and garden. Also on this level is an apartment with separate entrance from the back of the villa, consisting of dining room, two rooms and full bathroom, ideal as a solution for guests, service personnel or as an additional space for the family. Completing the floor is a laundry/ironing room and technical rooms where the pellet heating system for hot water production is located, equipped with a loading tank with a capacity of up to 35 bags.**

**Leaving the apartment on the ground floor there is direct access to the car garage of about 35 square meters, convenient and spacious, suitable for housing several cars.**

**The second floor, connected internally by staircase, houses the main dwelling and opens onto a bright double living room with access to two balconies located at the ends. This is followed by a kitchen, study, four bedrooms and two bathrooms.**

**Currently the apartment has been divided into two units by means of easily removable plasterboard walls; cadastically it results as a single dwelling, with the possibility of restoring the original layout or proceeding to regularize the current division.**

**The well-maintained garden enhances the villa and provides privacy and space for outdoor living in every season. A stone driveway leads to the main entrance, while the entire property is conveniently walkable on all four sides.**

**Ideal solution for those looking for a spacious, independent villa with a large private green area.**

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## **Details of amenities**

- Pellet system with vismat boiler for hot water production and heating, the system has a container for the capacity of 35 bags of pellets
- Cameras for monitoring the outdoor and indoor area
- Septic tank system with 6 settling tanks to clean the water, once purified it must be discharged into the canals called Roggie - Redone in 2004
- Existing asbestos on the roof was disposed of in 1998
- Driveway gate for entrance to private area
- Automated double garage
- Flooring almost in marble, except for some rooms that have herringbone parquet flooring

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## **All about the location**

**The villa is located at Via Forlanini 10/12 in Codogno (LO), in a well-established residential area convenient to live in, within a quiet urban context but close to the city center. Codogno is a medium-sized town in Basso Lodigiano, a reference point for services and activities in the area, with a lively community and a good balance of urban spaces and green areas.**

**The location ensures ease of travel to the main routes in Lombardy and efficient connections to Lodi, Milan and neighboring centers.**

**The area is ideal for those who want to live in an environment where everyday life is practical and well served, while maintaining a certain tranquility and quality of life.**

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## Contact partner

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

**Christian Weissensteiner**

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