

**Bollate - Cassina Nuova**

# Private estate with park and multifunctional spaces on the outskirts of Milan

**Property ID: IT262942815**



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

**PURCHASE PRICE: 1.050.000 EUR • ROOMS: 10**

**Property ID: IT262942815 - 20021 Bollate - Cassina Nuova**

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## At a glance

<b>Property ID</b>	<b>IT262942815</b>	<b>Purchase Price</b>	<b>1.050.000 EUR</b>
<b>Rooms</b>	<b>10</b>	<b>Interest/Investment houses</b>	<b>Residential and office building</b>
<b>Bedrooms</b>	<b>7</b>	<b>Commission</b>	<b>Onder voorbehoud van commissie</b>
<b>Bathrooms</b>	<b>7</b>	<b>Total Space</b>	<b>ca. 816 m<sup>2</sup></b>
<b>Year of construction</b>	<b>1966</b>	<b>Usable Space</b>	<b>ca. 983 m<sup>2</sup></b>
<b>Type of parking</b>	<b>6 x Multi-storey car park</b>	<b>Equipment</b>	<b>Terrace, Fireplace, Balcony</b>

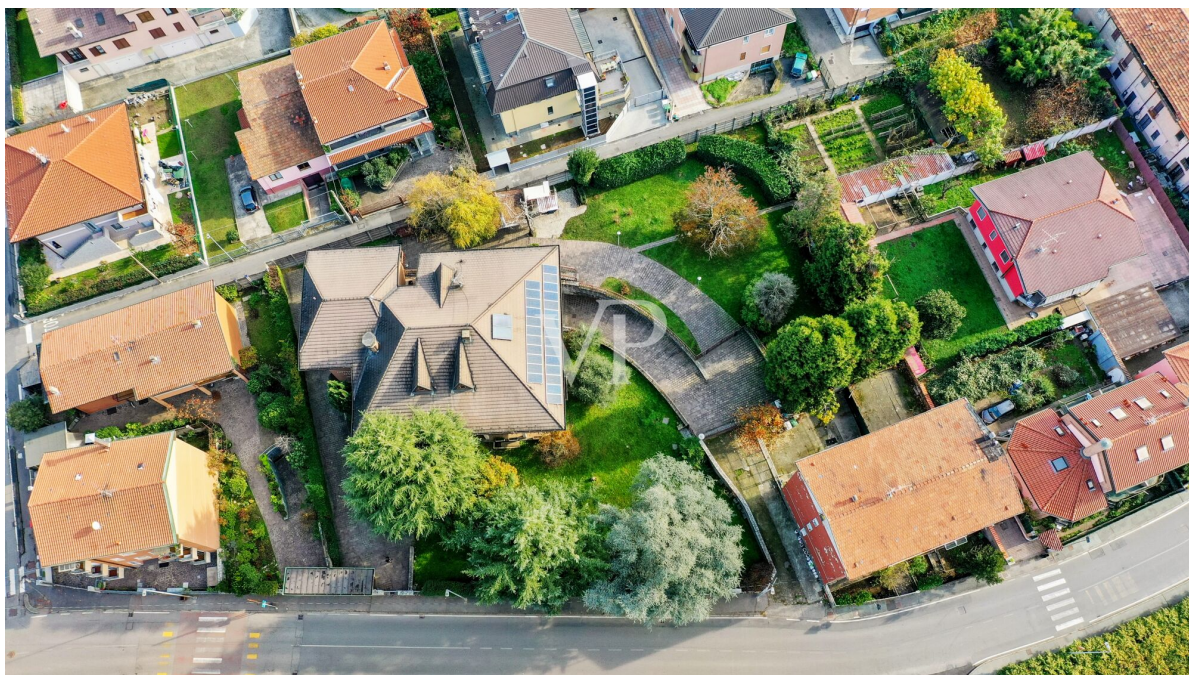
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## Energy Data

Energy certificate valid until	12.06.2026	Energy Certificate	Energy demand certificate
		Final Energy Demand	283.38 kWh/m <sup>2</sup> a
		Energy efficiency class	D
		Year of construction according to energy certificate	1966

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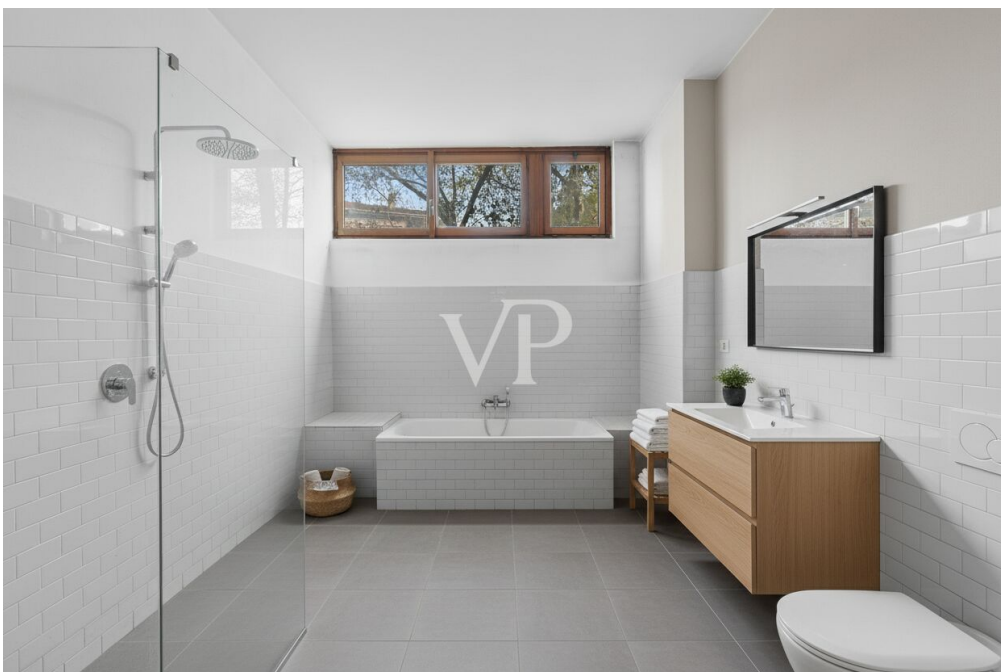
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## Floor plans

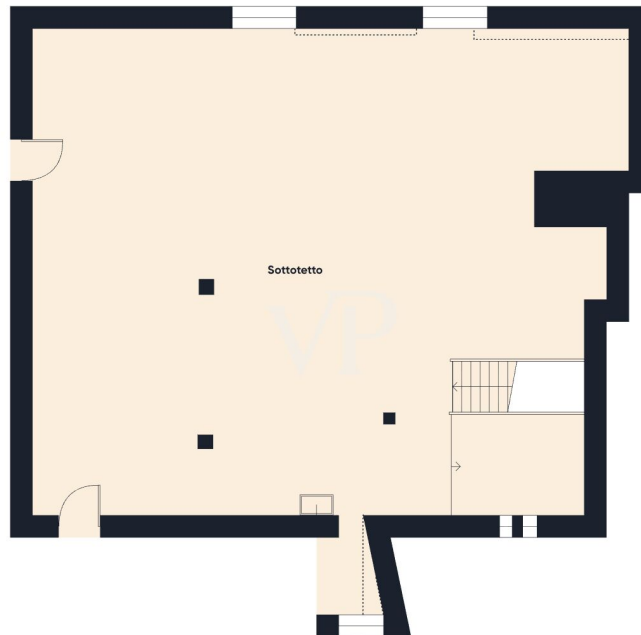




Piano 0



Piano 1



Piano 3



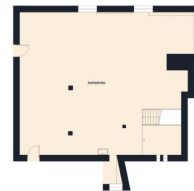
Piano -1



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**

In Via Madonna in Bollate (MI), in a quiet and reserved context of independent solutions and small buildings, Von Poll Real Estate offers for sale a detached multi-family villa, ideal for those who want to live in nature without sacrificing the convenience of services and proximity to Milan.

With a total area of about 1,000 sqm arranged on several levels and surrounded by a planted garden of about 2,000 sqm, this property combines space, versatility, privacy and freedom.

The outdoor space lends itself to the creation of a swimming pool, relaxation area or children's playground. The bright and customizable rooms are perfectly suited to 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, where there is a study area and work spaces of about 100 square meters, laundry room, services and a garage of 80 square meters with independent access and capacity for up to six cars.

The second floor houses two independent living units:

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

On the basement floor, a workshop of about 250 square meters completes the property, ideal for artisans, professionals or creative activities that wish to combine home and work in a single context.

Finally, an attic of about 120 sqm offers further possibilities for customization: perfect as a studio, hobby area or new living area.

Thanks to its multifamily structure and generous square footage, the villa lends itself to multiple uses:

- housing for large families or multiple households;
- housing + workshop/studio solution;
- charming residence project, B&B or accommodation facility;
- or as an investment for those who wish to develop a redevelopment project creating different housing solutions.

The area offers a relaxed and family-friendly atmosphere, with schools, stores, train station, bus stops and bike paths just minutes away, perfect for those seeking a balance between



**quality of life and daily practicality. A villa with rare potential, where every space tells of a possibility.**

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## **Details of amenities**

- **Separate entrance**
- **Wooden double glazed windows**
- **Private garden**
- **Private vegetable garden**
- **Covered loggia**
- **Terraces and balconies**
- **Box with capacity for six cars**
- **Workshop of about 250sqm**
- **Study/office room**
- **Laundry room**
- **Two residential units**
- **Two bathrooms for each unit**
- **Exposure on four sides**
- **Independent driveway access**
- **Customizable spaces**
- **Photovoltaic and solar thermal system**

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## **All about the location**

The villa is located in Via Madonna 83 in Bollate, in a quiet and reserved context characterized by independent solutions and small buildings, perfect for those seeking privacy, security and quality of life.

Despite the tranquility, the location is strategic and well connected to Milan and the main hinterland municipalities:

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

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

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

- Primary and secondary schools, kindergartens and oratories within walking distance
- Convenience stores, supermarkets, pharmacies, shopping centers, post offices and banking services in close proximity
- Sports centers, public parks and bike paths for outdoor activities
- Numerous green areas and recreational spaces ideal for families

**In summary, Bollate represents a perfect balance between the tranquility of a residential setting and the convenience of urban services, making it an ideal location for those who want to live close to Milan without sacrificing greenery, 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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*To the Disclaimer of von Poll Immobilien GmbH*

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