

Milano – San Babila

## Elegant villa with private garden in the heart of Milan

Property ID: IT252941741



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ROOMS: 12 • LAND AREA: 508 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941741 |
| Available from       | 01.04.2025  |
| Rooms                | 12          |
| Bedrooms             | 8           |
| Bathrooms            | 5           |
| Year of construction | 1900        |
| Type of parking      | 2 x Other   |

|                |                       |
|----------------|-----------------------|
| Purchase Price | On request            |
| Commission     | Subject to commission |
| Total Space    | ca. 476 m²            |
| Equipment      | Terrace, Balcony      |

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## Energy Data

|                 |                              |                         |                           |
|-----------------|------------------------------|-------------------------|---------------------------|
| Type of heating | Single-storey heating system | Energy Certificate      | Energy demand certificate |
| Power Source    | Gas                          | Final Energy Demand     | 179.00 kWh/m²a            |
|                 |                              | Energy efficiency class | F                         |

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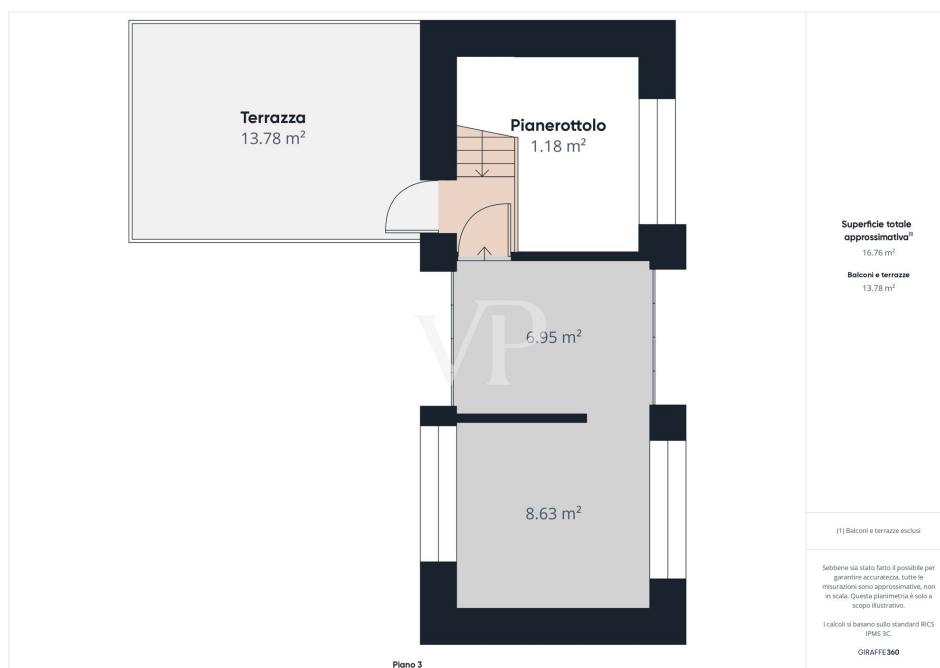
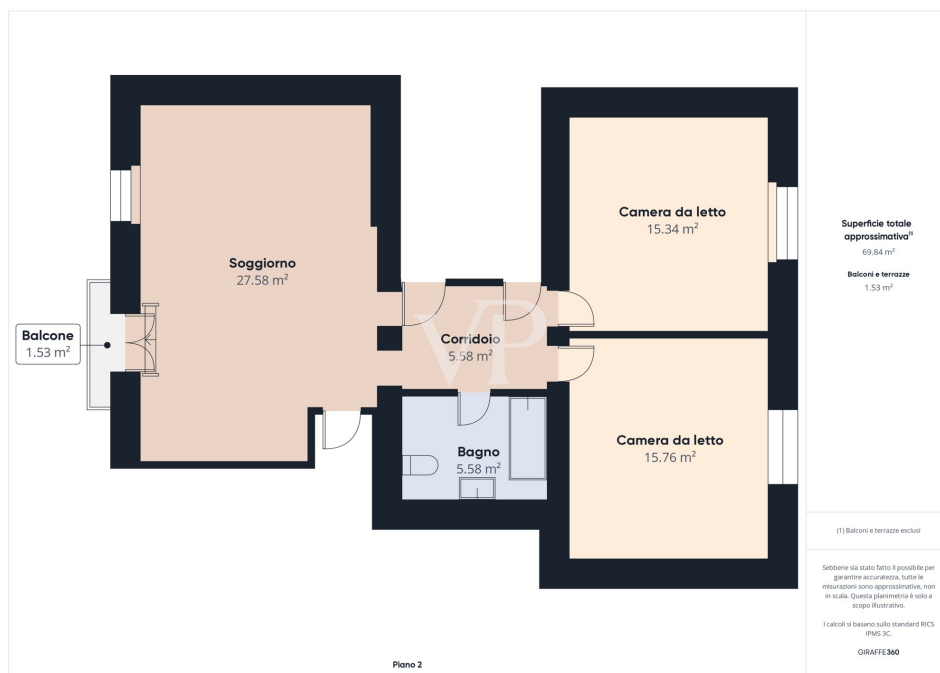
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## A first impression

Elegant early 20th-century villa in the heart of Milan. Behind the Conservatorio, the interior overlooking a charming private garden with tall trees and the exterior overlooking the little-traveled Via Donizetti offer special privacy and tranquility. During the 20th century, as the home of Milanese writer and playwright Luigi Santucci, the house was a crossroads of art and culture. On the basement floor are frescoes by painters Giuseppe Novello and Mario Vellani Marchi. There are two floors above ground with an old-fashioned staircase around which the spaces are distributed. On the attic floor opens a splendid little terrace that is already a solarium. The style is reminiscent of London houses, both in plan and interior furnishings. On the mezzanine floor: entrance hall, eat-in kitchen, checkroom, bathroom and double living room. On the second floor: two bedrooms, two studies and a bathroom. On the second floor: two bedrooms, a bathroom, a kitchen, and a large living area. On the attic floor: an attic and a terrace/solarium. Private garden of 130sqm.

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## Details of amenities

- Private garden of about 130sqm
- Small terrace already solarium

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## All about the location

Via Donizetti - 20122 Milan, exactly behind the Conservatory

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## Contact partner

For further information, please contact your contact person:

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