

Codogno – Lombardi

## Villa on two levels with garden of 2500 square meters

Property ID: IT252942142



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PURCHASE PRICE: 540.000 EUR • LIVING SPACE: ca. 280 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 3.200 m<sup>2</sup>

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## At a glance

Property ID	IT252942142
Living Space	ca. 280 m²
Available from	14.07.2025
Rooms	7
Bedrooms	5
Bathrooms	4

Purchase Price	540.000 EUR
Commission	Subject to commission
Total Space	ca. 400 m²
Usable Space	ca. 3.000 m²
Equipment	Swimming pool, Fireplace, Balcony

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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/m²a
Power Source	Pellet-Fuelled	Energy efficiency class	B
		Year of construction according to energy certificate	1965



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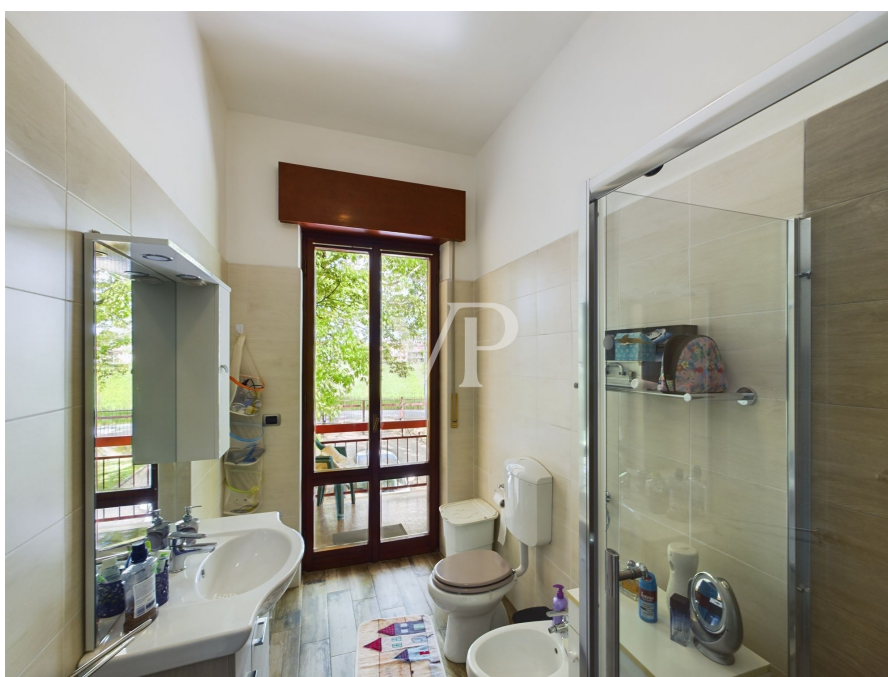
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## Floor plans





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

Historic villa with a large garden of 2,500 square meters.

The villa is arranged on two levels; on the first level(called ground floor), the villa is accessed by an entrance through a small staircase.

On this floor, we find a small apartment consisting of a dining room, two rooms and a full bathroom. The said two-room apartment is accessed from an entrance at the back of the villa by crossing the garden. On the same floor we have a laundry and ironing room and additional technical rooms that contain the entire pellet heating system for the production of hot water, the present system consists of a tank that can hold 35 bags of pellets.

Also on the ground floor, we find several cellar rooms, some are used for equipment storage, others for the maintenance of the garden and all existing facilities in the villa. The latter two spaces are separated from each other.

Leaving the two-room apartment, located on the ground floor on the first level, we enter the 35-square-meter garage that can easily accommodate more than two cars.

The second level (second floor) consists of an entrance hall on double living room with access to the two balconies juxtaposed at the two ends of the same living room, in addition we find a kitchen, a study, four bedrooms plus two bathrooms.

Through an internal staircase from the ground floor we go up to the first floor, which brings us to the main apartment, the same currently has been divided into two housing units despite the fact that cadastically there is only one; the division was made with plasterboard walls and therefore easily removable, as well as having the possibility of restoring the current arrangement, at the competent authorities, declaring the two housing units.

The garden is kept in perfect condition. A stone driveway makes access to the entrance of the villa, or you can walk from the 4 sides without the prepared driveway.

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## Details of amenities

- 1) Pellet system with vismat boiler for hot water production and heating, the system has a container for the capacity of 35 bags of pellets
- 2) Cameras for monitoring the outdoor and indoor area.
- 3) The villa has a septic tank system with 6 settling tanks to clean the water, once purified it must be discharged into the canals called Roggie
- 4) the existing asbestos on the roof was disposed of in 1998.
- 5) driveway gate for the entrance to the private area for access to the automated box
- 6) decanting system was redone in 2004.
- 7) Flooring almost in marble, except for some rooms that have herringbone parquet flooring.

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## All about the location

10/12 Forlanini Street Codogno (Lodi)

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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