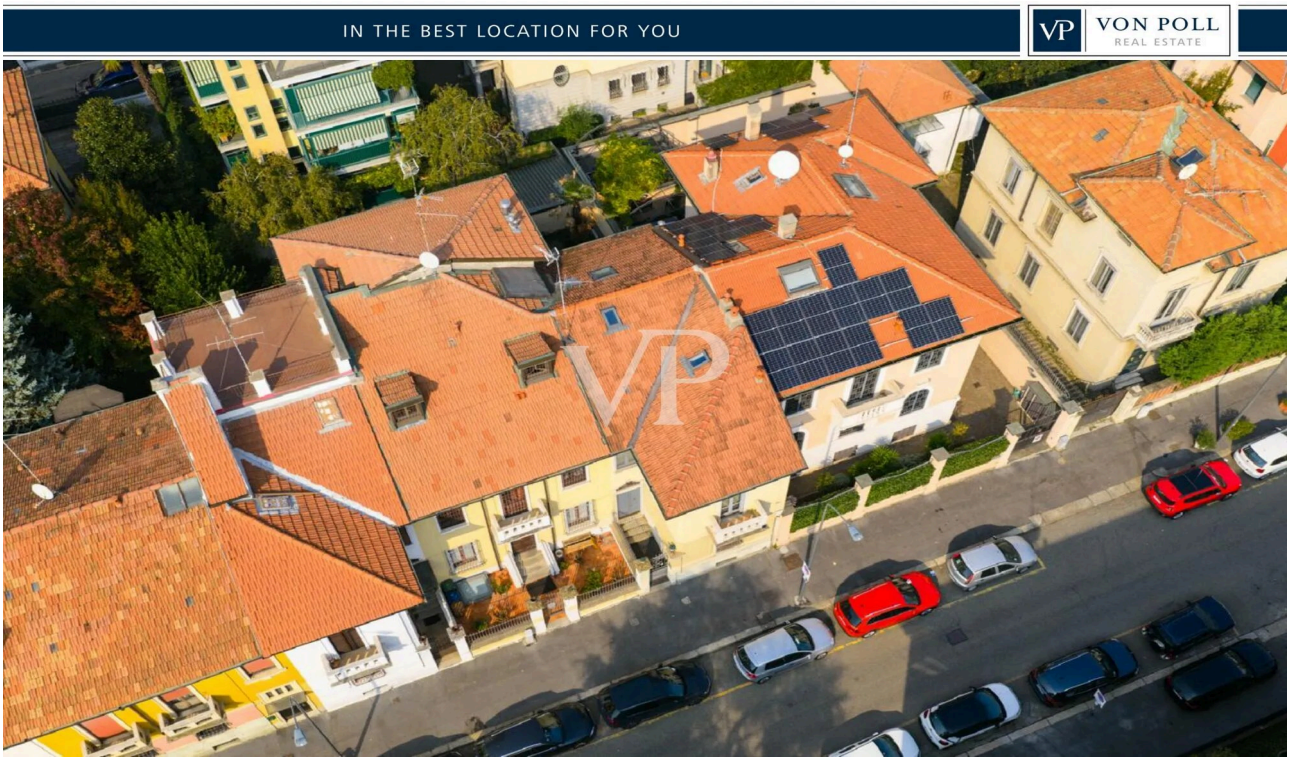
Milano – Amendola - Buonarroti

A unique, elegant townhouse with a garden

Property ID: IT252942472



PURCHASE PRICE: 2.240.000 EUR • ROOMS: 6

Property ID: IT252942472 - 20149 Milano – Amendola - Buonarroti

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942472 - 20149 Milano – Amendola - Buonarroti

At a glance

Property ID	IT252942472
Rooms	6
Bedrooms	3
Bathrooms	5
Year of construction	1920
Type of parking	1 x Garage, 50000 EUR (Sale)

Purchase Price	2.240.000 EUR
House	Single-family house / Detached house
Total Space	ca. 258 m²
Condition of property	Modernised
Equipment	Terrace, Fireplace, Balcony

Property ID: IT252942472 - 20149 Milano – Amendola - Buonarroti

Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	31.10.2030

Energy Certificate	Energy demand certificate
Final Energy Demand	208.18 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1920

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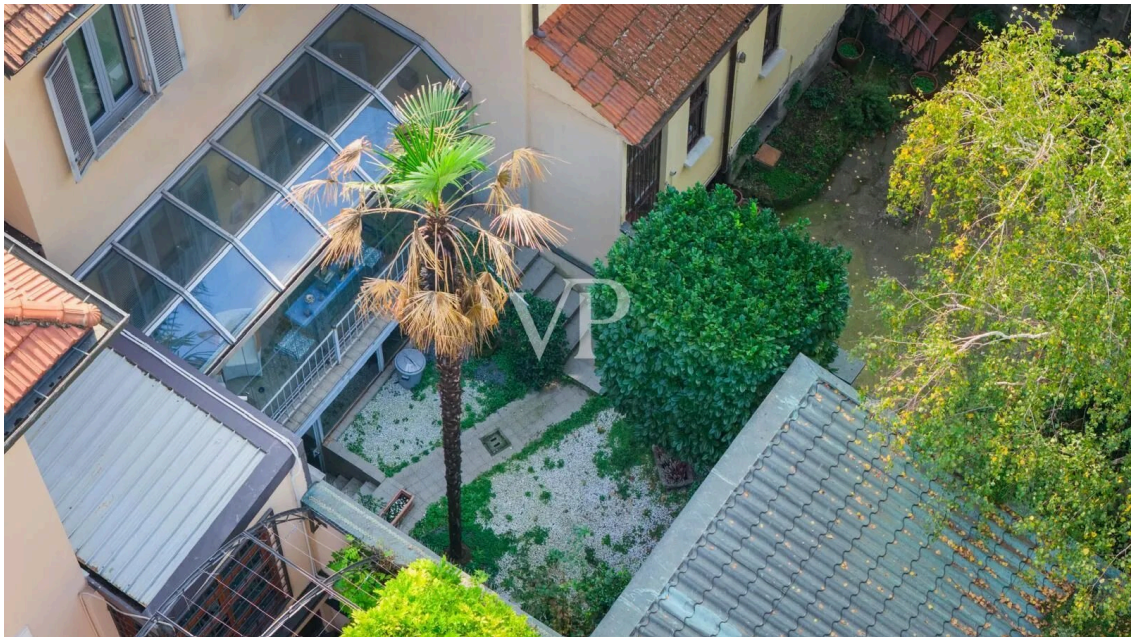
The property





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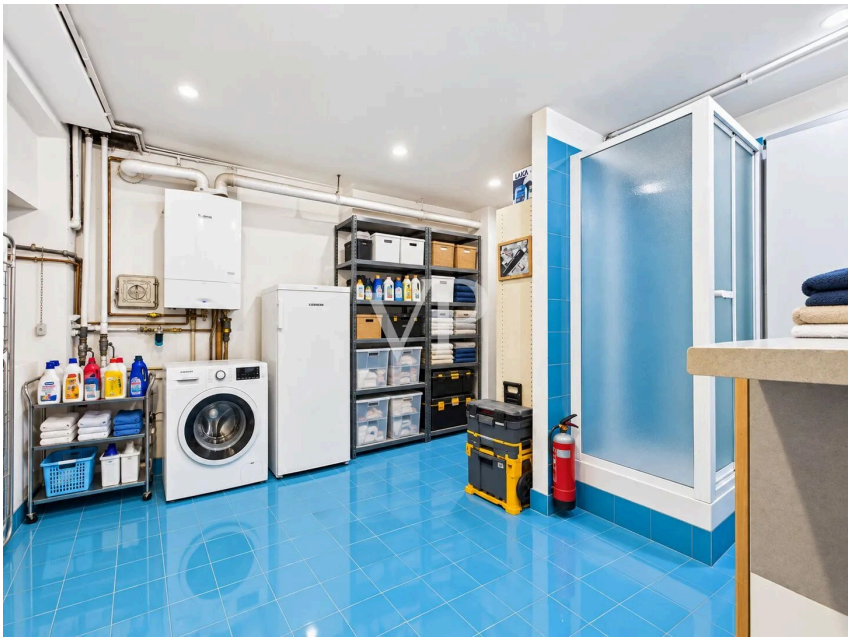
The property





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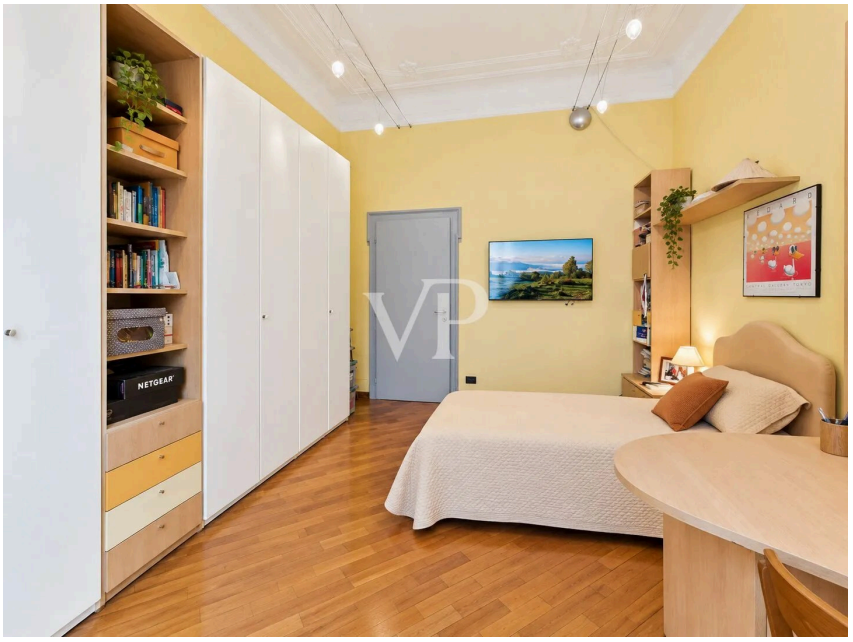
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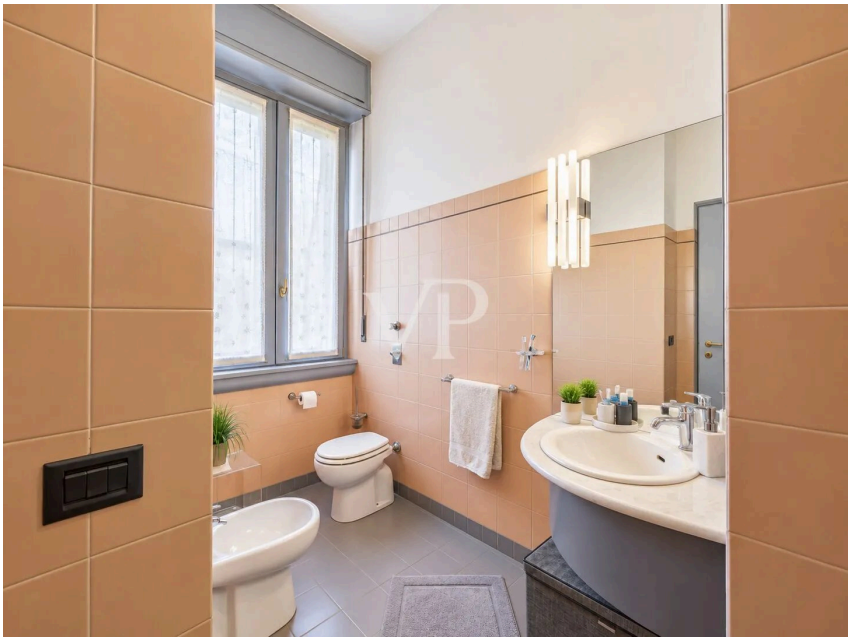




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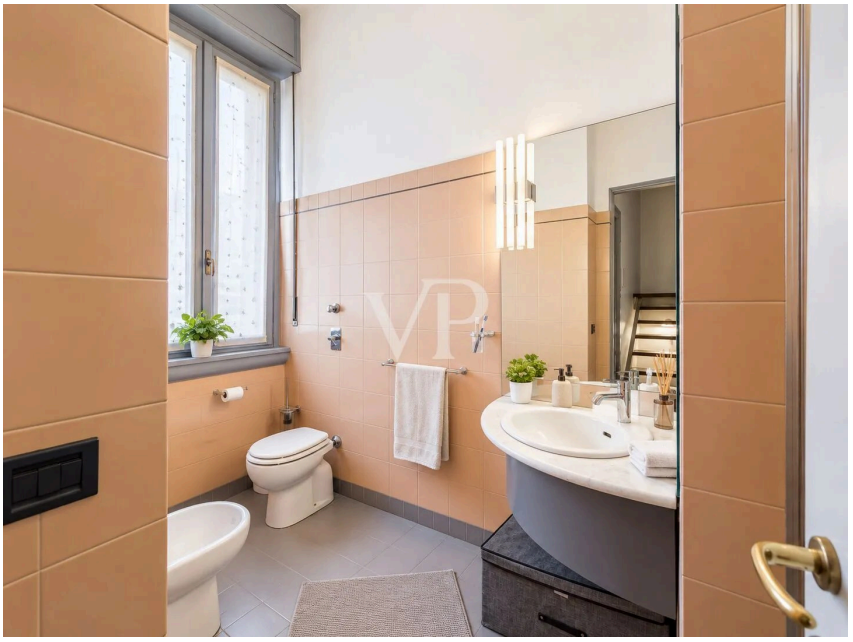
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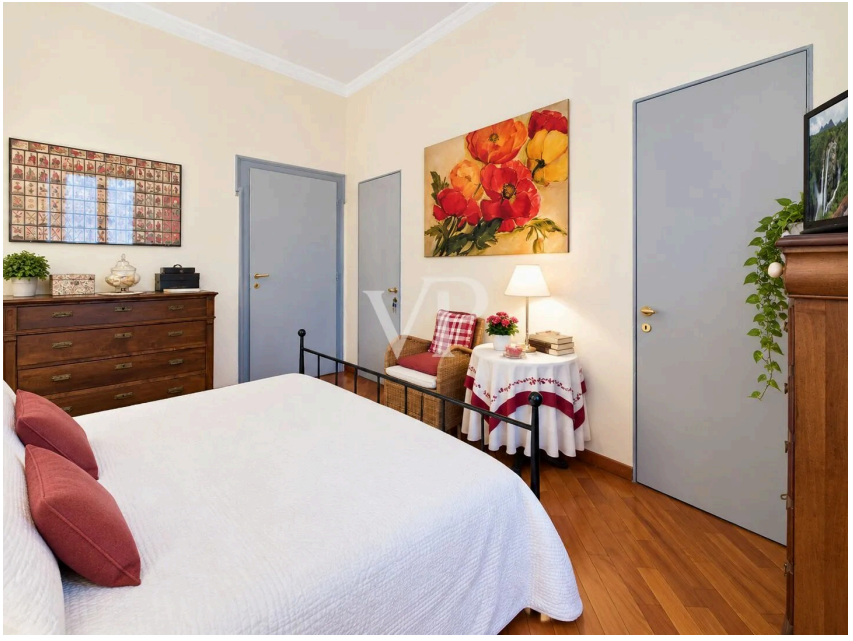




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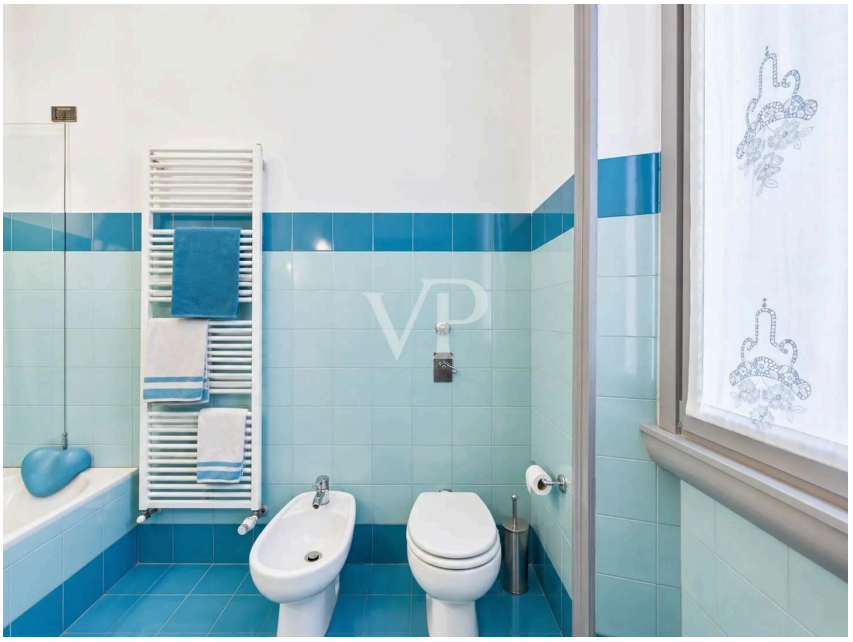
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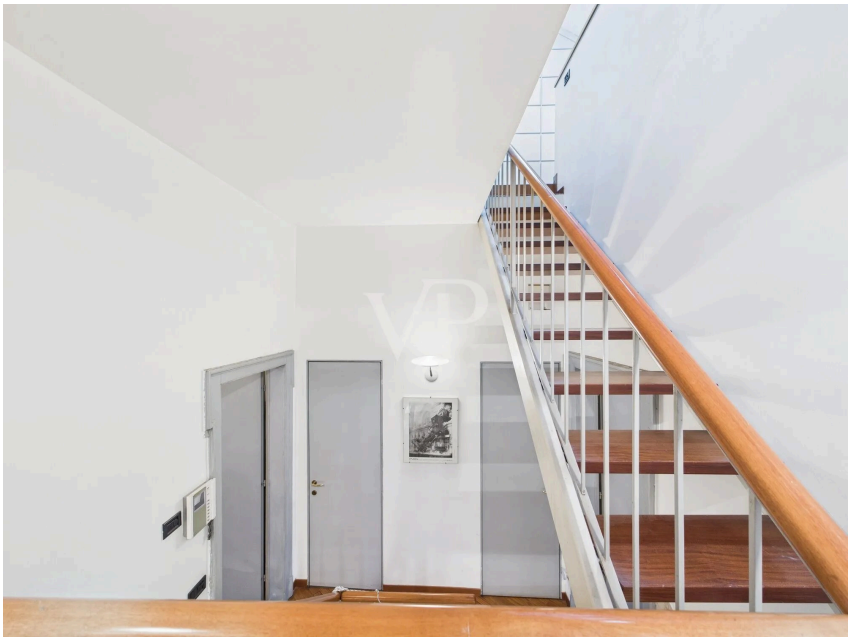




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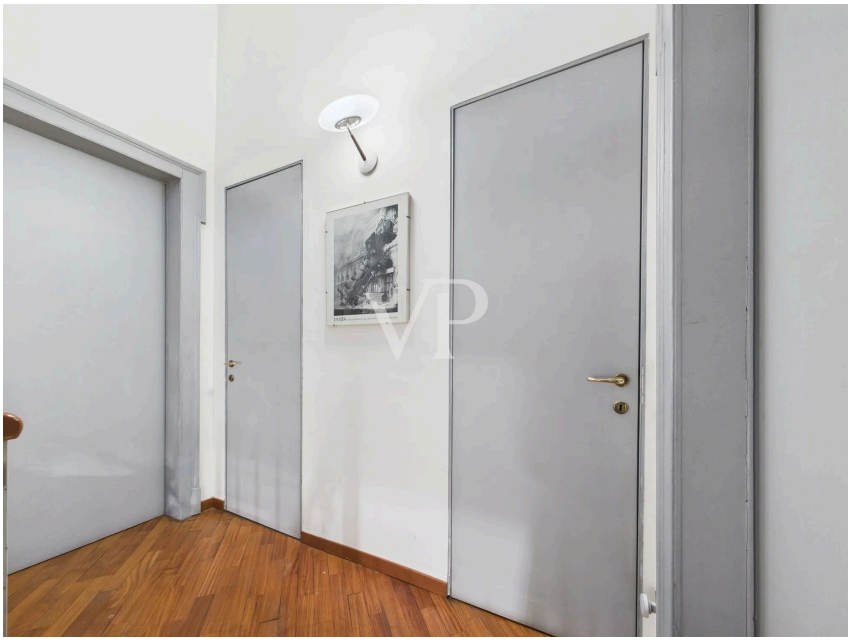
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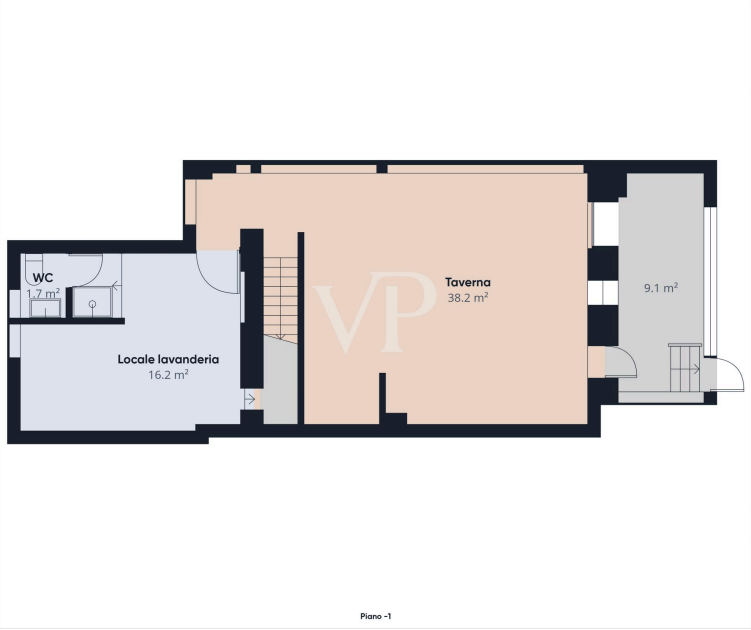




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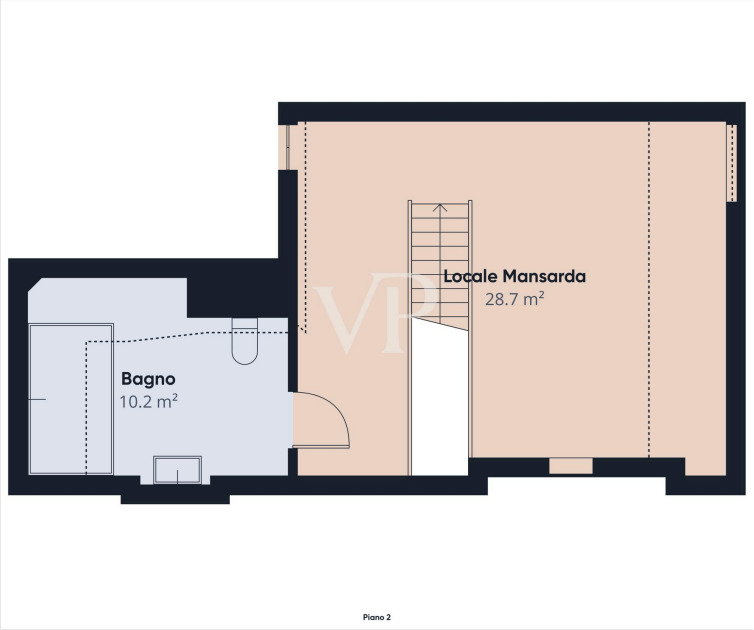
Floor plans






WC
2.2 m²
Taverna
38.2 m²
9.1 m²
Locale lavanderia
16.2 m²
Piano -1
Corridoio
0.7 m²
WC
1.4 m²
Corridoio
11.9 m²
Soggiorno
23.3 m²
Verando
11.2 m²
Cucina
17.9 m²
Pianerottolo
8.1 m²
Piano 0
Guardaroba
1.6 m²
Bagno
5.5 m²
Guardaroba
3.1 m²
Bagno
6 m²
Balcone
1.3 m²
Camera da letto
19.6 m²
Pianerottolo
3.4 m²
Camera da letto
14.8 m²
Piano 1
Locale Mansarda
28.7 m²
Bagno
10.2 m²
Piano 2


VON POLL
REAL ESTATE
Guardaroba
1.6 m²
Bagno
5.5 m²
Guardaroba
3.1 m²
Bagno
6 m²
Balcone
1.3 m²
Camera da letto
19.6 m²
Pianerottolo
3.4 m²
Camera da letto
14.8 m²
Piano 1
Superficie totale approssimativa(1)
54 m²
Balconi e terrazze
1.3 m²
(1) Balconi e terrazze esclusi
I calcoli fanno riferimento allo standard RICS IPMS 3C. Le misurazioni sono approssimative e non in scala. Questa pianta è solo a scopo illustrativo.
GIRAFFE360



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.

Property ID: IT252942472 - 20149 Milano – Amendola - Buonarroti

A first impression

Townhouse on Via G. Previati—De Angeli neighborhood—Elegance in the heart of Milan, just a few minutes from City Life
In a refined residential neighborhood characterized by prestigious historic villas, just a few minutes' walk from the M1 De Angeli and Amendola subway stations, stands this exclusive townhouse of approximately 250 square meters, spread over four levels, featuring a stunning bioclimatic veranda and a well-maintained private garden.
The property, adjacent to two other elegant homes, is situated on a quiet, secluded street, a short distance from the city's most prestigious neighborhoods, such as Buonarroti and Wagner, and conveniently close to shops, restaurants, and essential amenities.
On the ground floor, the entryway leads to a spacious, contemporary-style eat-in kitchen and a half-bath. The refined and bright living area features a fireplace and dual access to the bioclimatic veranda with built-in mosquito screens, which opens onto the private garden—perfect for relaxing or entertaining outdoors. A striking stone staircase
On the first floor is the sleeping area, featuring a spacious hallway connecting the floors
On the first floor, there is a walk-in closet and two double bedrooms: the master suite features an en-suite bathroom and a security-grade closet, while the second bedroom boasts a romantic little balcony overlooking Via Previati and a spacious bathroom with a shower.
The top floor houses a cozy open-concept space with custom built-in cabinets, a storage closet, and an elegant bathroom with a whirlpool tub, illuminated by automatically controlled skylights.
From the ground floor, an internal staircase leads to the basement, where there is a spacious living area with high ceilings and two French doors offering direct access to the garden, as well as a convenient laundry area with a guest bathroom.
The villa is in impeccable condition, thanks in part to recent renovations that included the kitchen and outdoor areas.
A garage located just a few minutes away from the property is also available upon request for an additional fee.
An elegant residence with timeless style, where historic charm and modern comforts come together in the heart of one of Milan's most exclusive neighborhoods.

Property ID: IT252942472 - 20149 Milano – Amendola - Buonarroti

Details of amenities

- Independent heating and cooling system
- Independent heating system
- Mosquito screens
- Fireplace
- Hot tub
- Bioclimatic veranda
- Security safe
- Private garden
- Basement
- Laundry area
- Potential for a garage

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All about the location

Via Giovanni Previati is located in one of Milan's most elegant and sought-after residential areas, just a short walk from CityLife, Buonarroti, and Wagner. The neighborhood is characterized by quiet, tree-lined streets, period buildings, and historic villas that preserve the authentic charm of bourgeois Milan.
The area offers a perfect balance between privacy and convenience: high-end boutiques, renowned restaurants, prestigious schools, and all kinds of amenities are located in the immediate vicinity.
Its proximity to the M1 Amendola metro station and major urban transit links allows for quick access to the city center, while maintaining the tranquility and elegance of an exclusively residential setting.

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Contact partner

For further information, please contact your contact person:

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