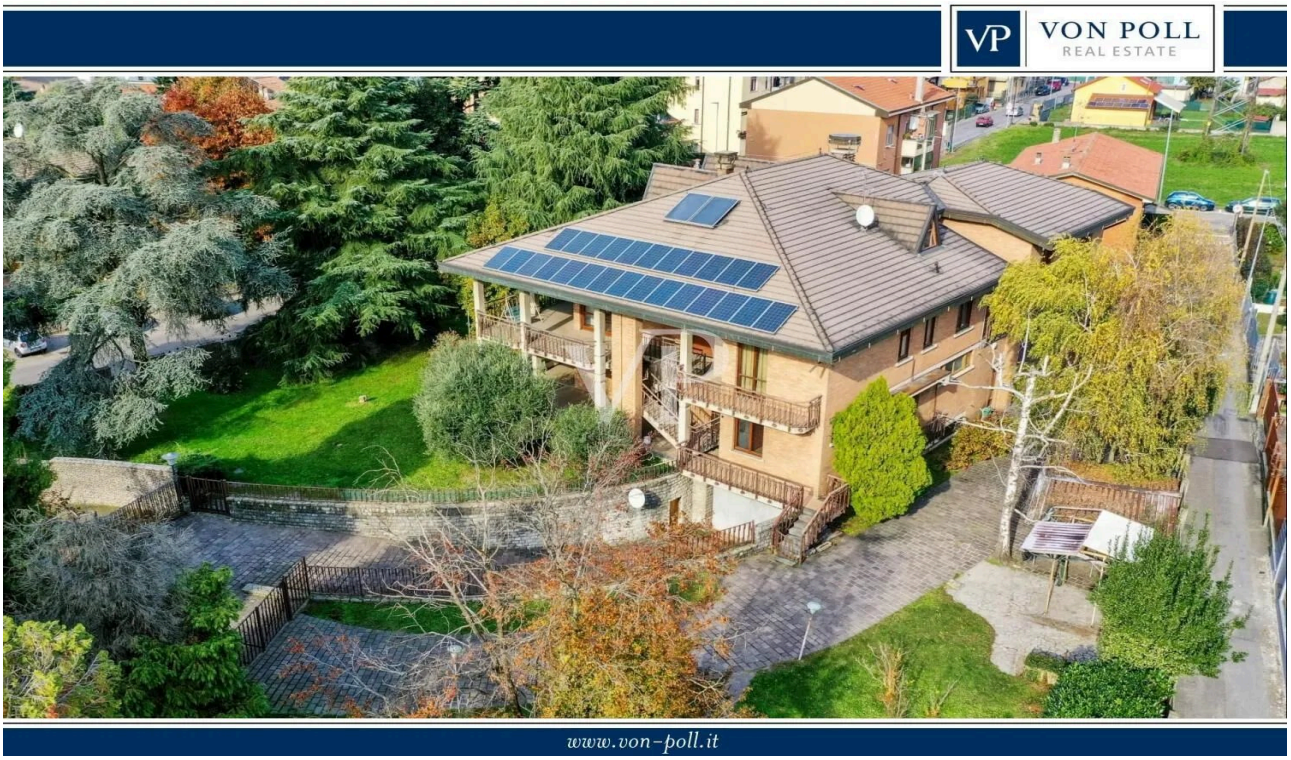
Bollate – Cassina Nuova

Real estate complex featuring commercial spaces and a large park

Property ID: IT262942714



PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 898 m^2 • ROOMS: 10 • LAND AREA: 2000 m^2

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

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

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

At a glance

Property ID	IT262942714
Living Space	ca. 898 m²
Rooms	10
Bedrooms	7
Bathrooms	7
Year of construction	1966
Type of parking	6 x Multi-storey car park

Purchase Price	950.000 EUR
House	Single-family house / Detached house
Total Space	ca. 983 m²
Condition of property	Well-maintained
Usable Space	ca. 983 m²
Equipment	Terrace, Fireplace, Balcony

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

Energy Data

Type of heating	Single-storey heating system
Energy certificate valid until	12.06.2026
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	283.38 kWh/m²a
Energy efficiency class	D
Year of construction according to energy certificate	1966

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The property





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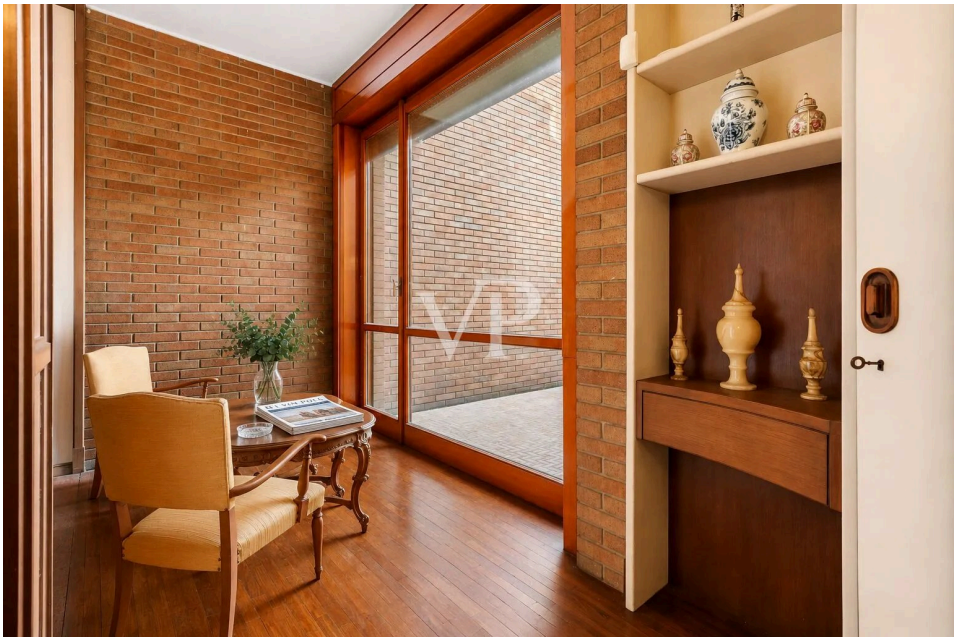
The property





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The property





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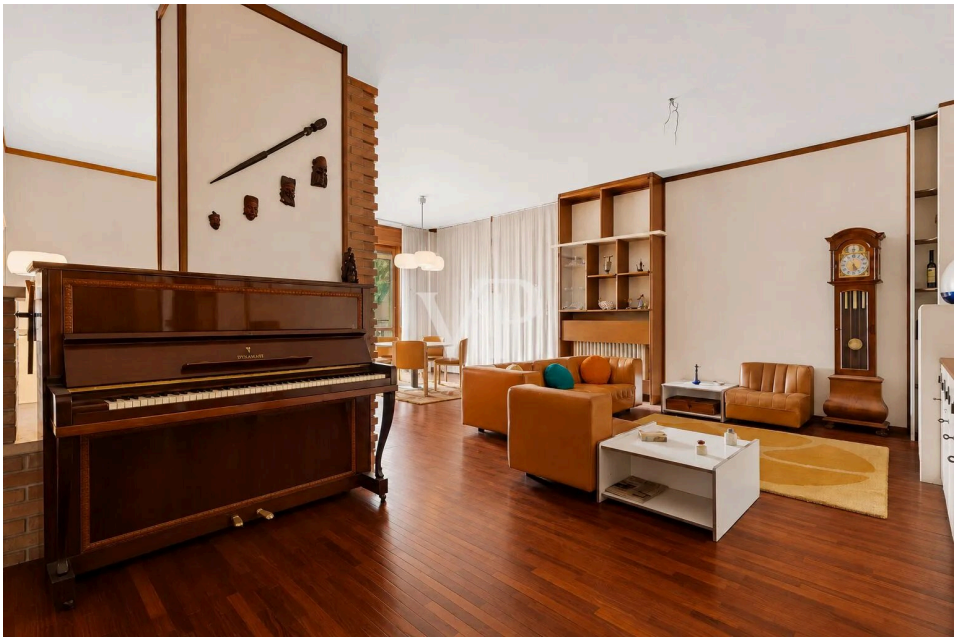
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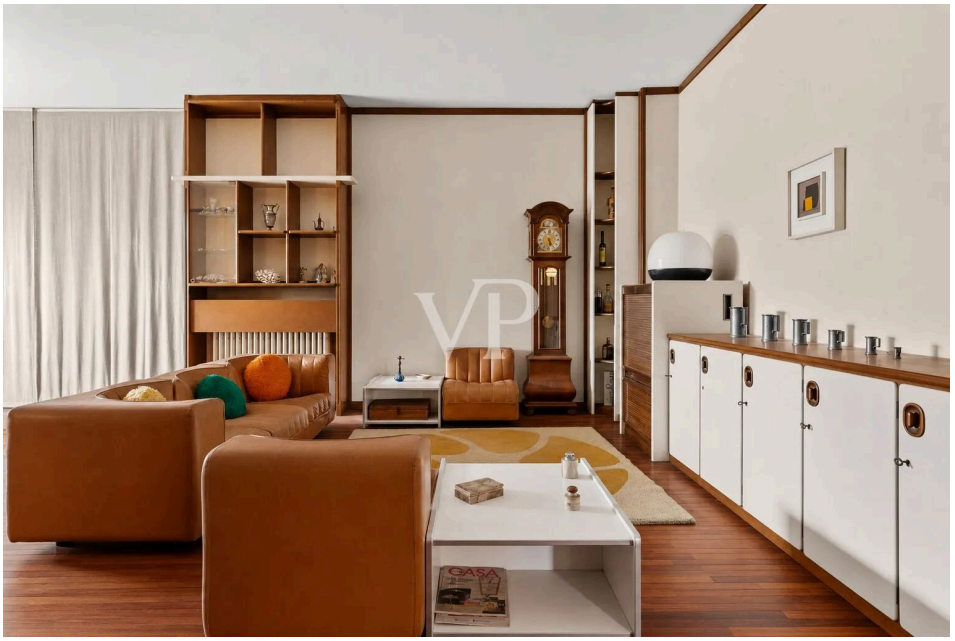




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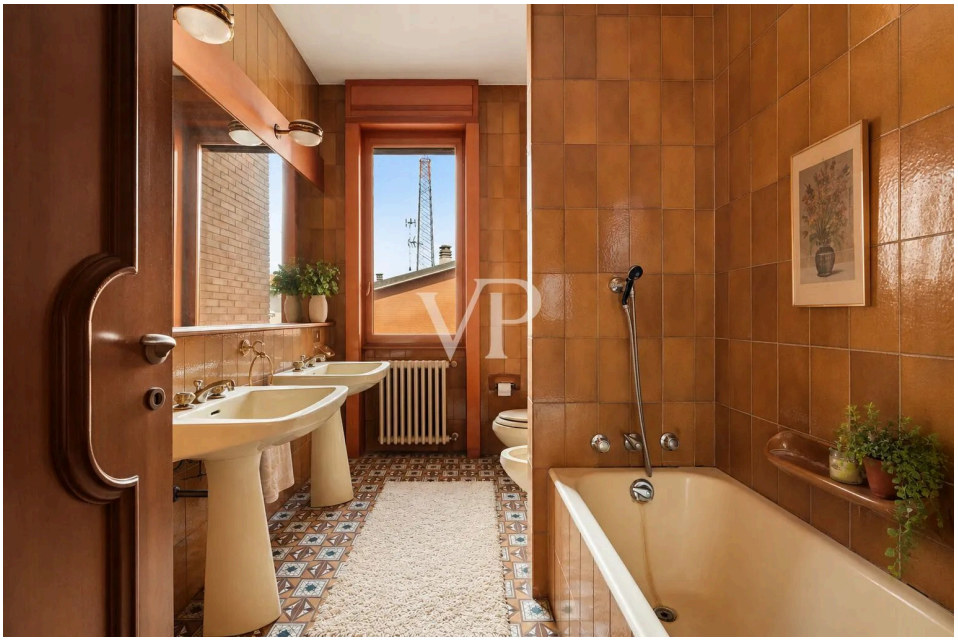
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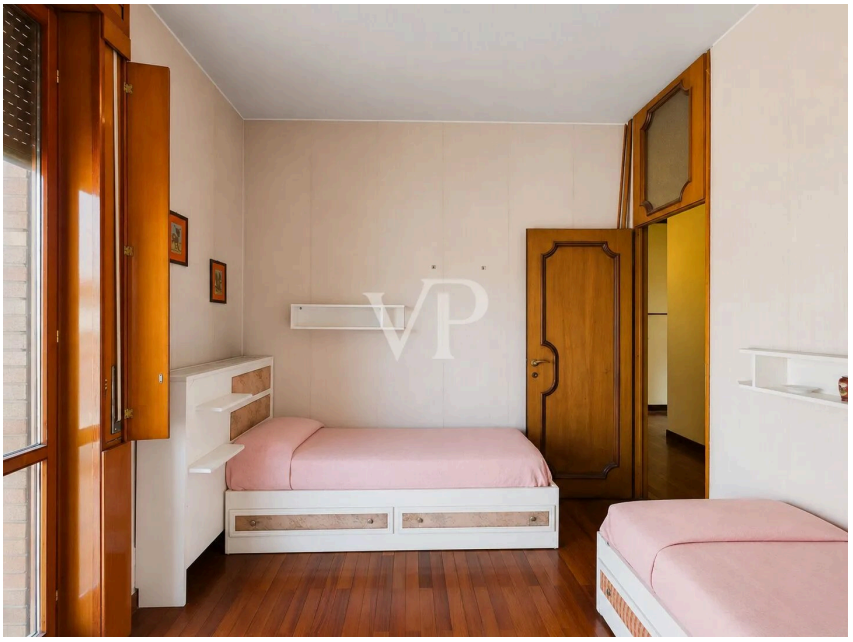
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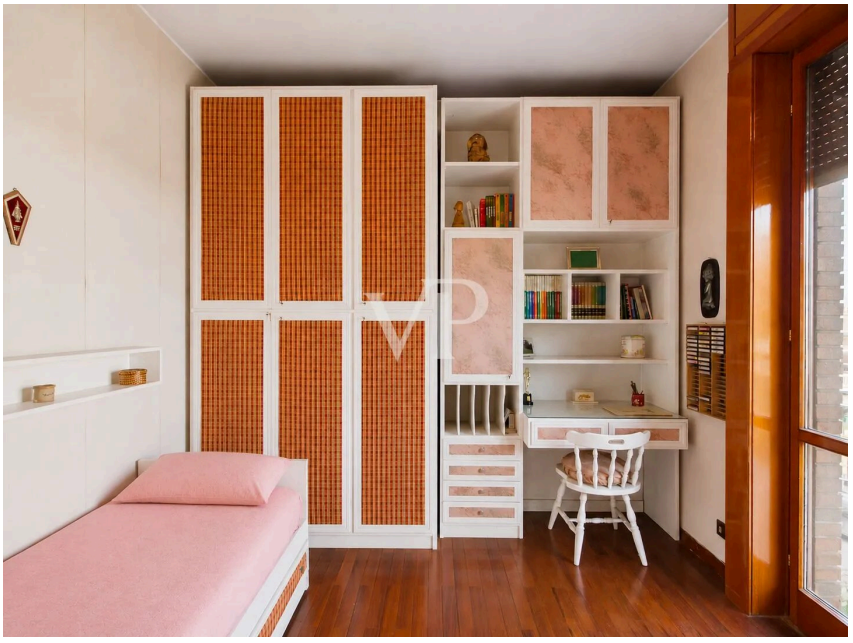




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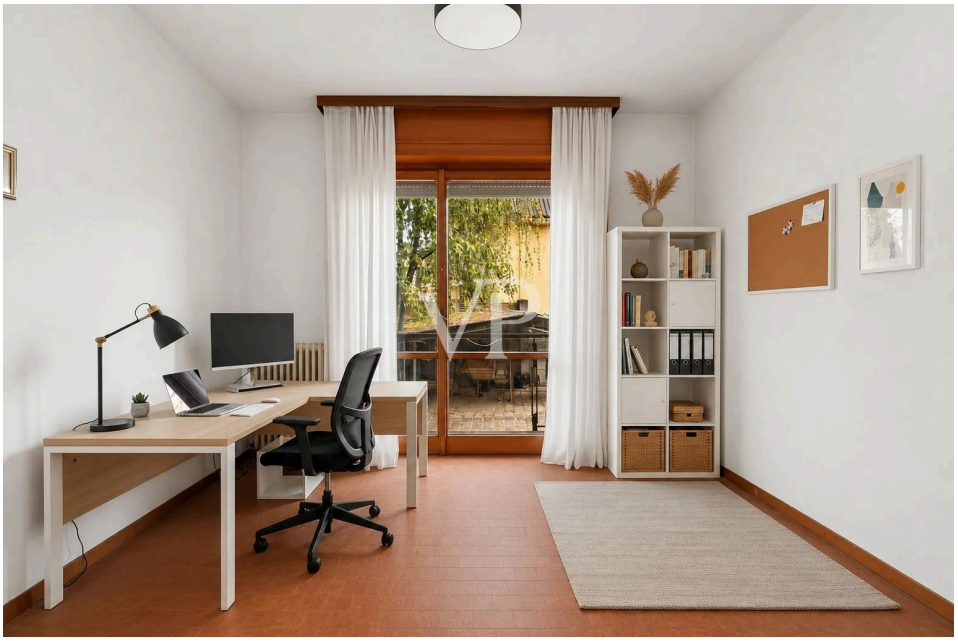
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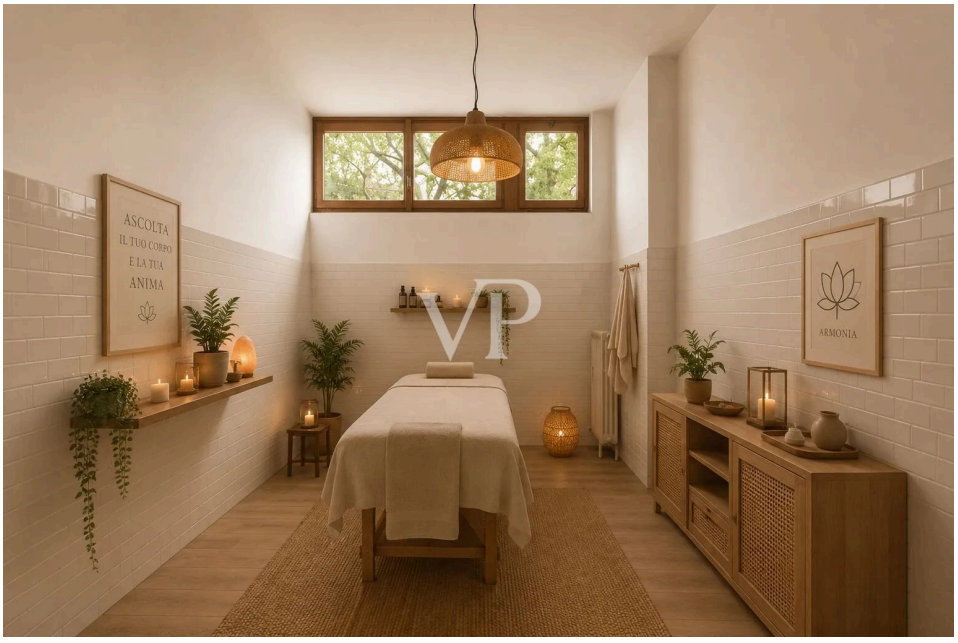




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The property





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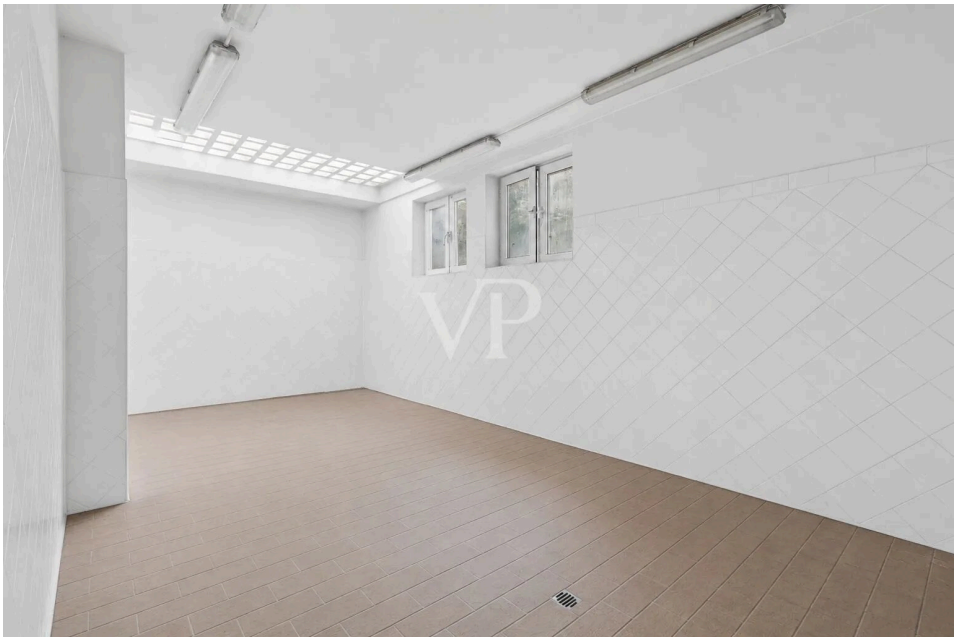
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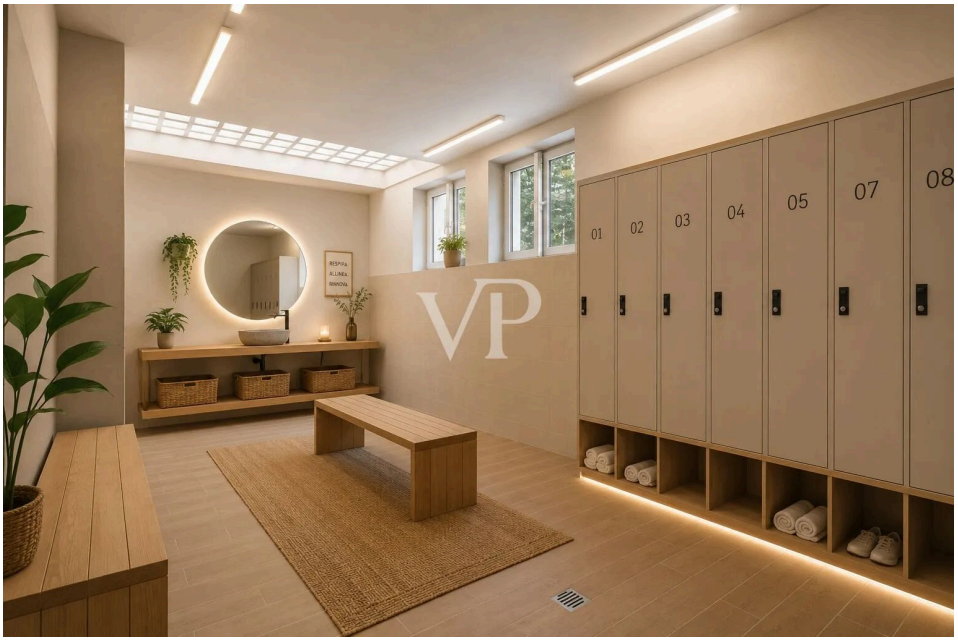




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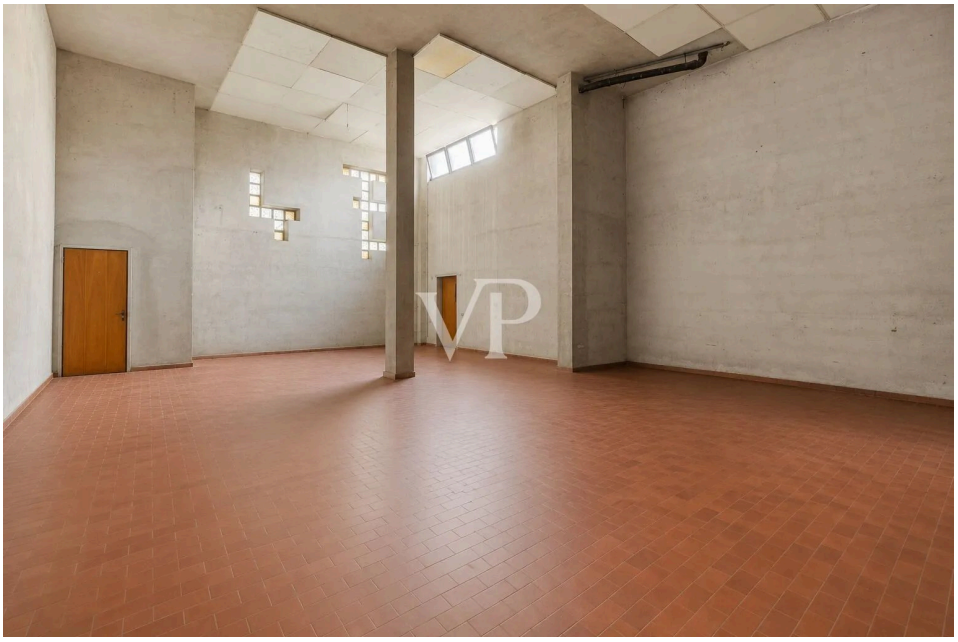
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Floor plans



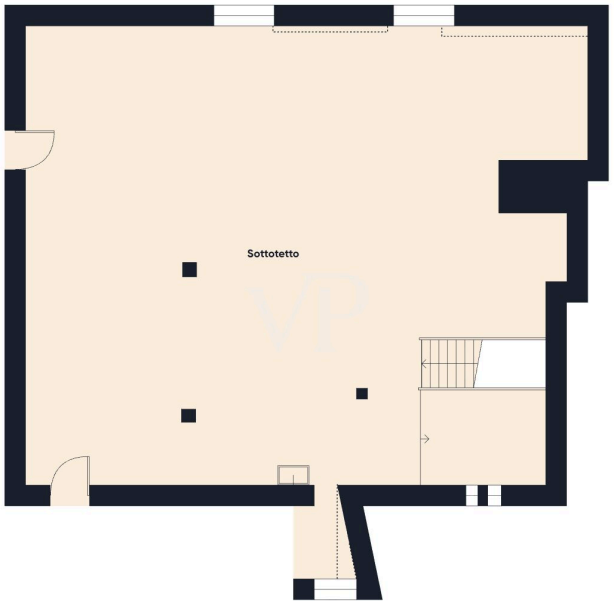
Piano -1



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.

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

A first impression

On Via Madonna in Bollate (MI), in a quiet and secluded neighborhood of single-family homes and small apartment buildings, Von Poll Real Estate is offering for sale a detached multi-family villa, in need of partial renovation, ideal for those who wish to live surrounded by nature without sacrificing the convenience of local amenities and proximity to Milan.

With a total area of approximately 1,000 square meters spread over multiple levels and surrounded by a landscaped garden of about 2,000 square meters, this property combines space, versatility, privacy, and freedom. The outdoor space is perfect for creating a swimming pool, a relaxation area, or a playground for children.
The bright and customizable rooms are perfectly suited for 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, which opens onto a study area and workspaces totaling approximately 100 square meters, a laundry room, restrooms, and an 80-square-meter garage with independent access and capacity for up to six cars.
The first floor houses two independent living units:
• the first with a double living room, a kitchen with dining area, two terraces, a balcony, three bedrooms, and two bathrooms;
• the second with a living room, a kitchen with a small dining area, two bedrooms, a small terrace, and two bathrooms.
In the basement, a workshop of approximately 250 square meters completes the property, ideal for artisans, professionals, or creative entrepreneurs who wish to combine home and work in a single space. Finally, an attic of approximately 120 square meters offers further possibilities for customization: perfect as a studio, hobby area, or new living space.

Thanks to its multi-family structure and generous floor space, the villa lends itself to a variety of uses:
• a home for large families or multiple households;
• a home combined with a workshop or studio;
• a charming residence, B&B, or lodging facility;
• or as an investment for those wishing to develop a renovation project by creating various housing options.

The area offers a relaxed and family-friendly atmosphere, with schools, shops, a train station, bus stops, and bike paths just minutes away—perfect for those seeking a balance between quality of life and everyday convenience.
A villa with rare potential, where every space holds a new possibility.

Some images have been enhanced using artificial intelligence, with furnishings added purely for illustrative and exemplary purposes, to depict a possible layout for the spaces.

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

Details of amenities

- Separate entrance
- Double-glazed wooden windows
- Private garden
- Private vegetable garden
- Covered loggia
- Terraces and balconies
- Garage with space for six cars
- Workshop of approximately 250 square meters
- Study/office room
- Laundry room
- Two residential units
- Two bathrooms per unit
- Windows facing four sides
- Separate driveway access
- Customizable spaces
- Photovoltaic and solar thermal systems

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

All about the location

The villa is located at Via Madonna 83 in Bollate, in a quiet and secluded neighborhood characterized by single-family homes and small apartment buildings—perfect for those seeking privacy, security, and a high quality of life.

Despite its tranquility, the location is strategic and well-connected to Milan and the major towns in the surrounding area:

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

Easy access to major highways and ring roads

The area offers all the amenities necessary for daily life:
- Elementary and secondary schools, preschools, and youth centers within walking distance
- Grocery stores, supermarkets, pharmacies, shopping centers, post offices, and banking services in the immediate vicinity
- Sports centers, public parks, and bike paths for outdoor activities
- Numerous green spaces and recreational areas ideal for families

In short, Bollate strikes the perfect balance between the tranquility of a residential setting and the convenience of urban amenities, making it the ideal location for those who want to live near Milan without sacrificing green spaces, privacy, and a high quality of life.

Property ID: IT262942714 - 20021 Bollate – Cassina Nuova

Contact partner

For further information, please contact your contact person:

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