



COLDWELL BANKER  
PRIME REAL ESTATE

Coldwell Banker Prime Real Estate  
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# Villa for Sell in Missaglia

📍 Lecco, LC

690.000€



## Contact info



Coldwell Banker Prime Real Estate

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# Description

On the edge of the Montev ecchia Regional Park, this elegant villa is a haven of peace, light, and nature. A private garden of over 1,000 square meters surrounds the villa, creating an atmosphere of absolute relaxation and harmony with the natural landscape.

The spacious and bright interiors are spread over three levels. The living area, comprising a separate kitchen and a dining room that opens onto a spacious living room with a fireplace, connects to the outdoors through large windows and a spacious covered porch complete with a barbecue area.

On the first floor, the sleeping area offers three comfortable bedrooms and two bathrooms, while the habitable attic floor, still partially unfinished, represents a flexible solution, ideal for guests or for the creation of an independent unit.

The property includes a double garage with an electric charging station wired to the photovoltaic system with storage, a spacious basement, a cellar, and a storage room. A private swimming pool can be built in the garden, and a study is available for enhancing the attic space and installing an external elevator.

The property enjoys access via a cul-de-sac and is located in a harmonious, exclusive residential complex, just minutes from the main road and rail links to Monza, Milan, and Lecco.

An ideal solution for those seeking a luxury villa in Brianza, particularly suitable for families with children thanks to its spacious interiors and the opportunity to enjoy daily contact with nature, without sacrificing the convenience of nearby amenities.

# Details



Property ID: CBI154-2990-90



Surface: 458.00 m²



Rooms: 7



Garden: Privato, 1.100 sqm



Bathrooms: 4



Energy Class: B EP glnr: 92.25 kwh/m²



Bedrooms: 4

# Property Features



Floor: **Building**



Conservation status: **Excellent**



Current condition: **Free upon deed**



Surface: **458.00 m²**



Rooms: **7**



Bedrooms: **4**



Bathrooms: **4**



Kitchen: **Habitable**



Position: **Residential area**



Balconies: **Presente**



Shower: **Yes**



Parking space: **Uncovered**



Garage: **Double**



Garden: **Private, 1.100 sqm**



Fireplace: **Yes**



Terrace: **Present**



Parquet : **Yes**

## Nearby



Gyms



Sports Complexes



Bike Paths



Playgrounds



Train Station



Public Transportation



Kindergarten



Elementary Schools



Middle Schools



High Schools



Cafes / Bars

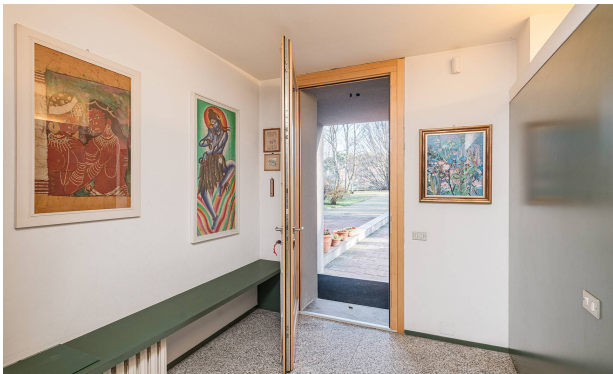


Post Offices

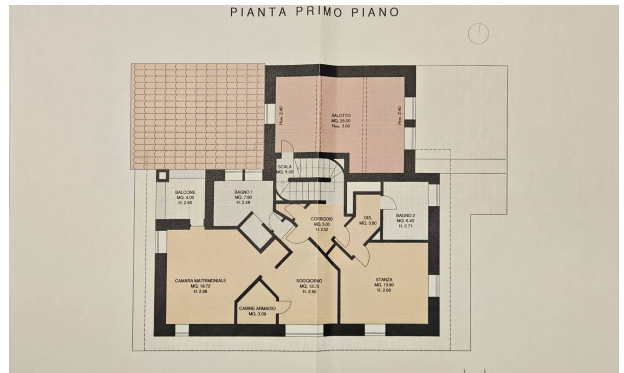
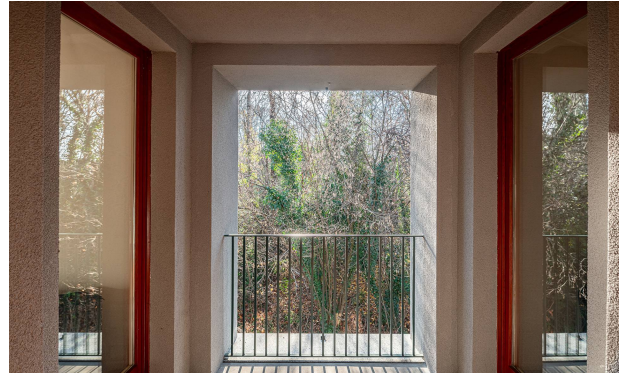
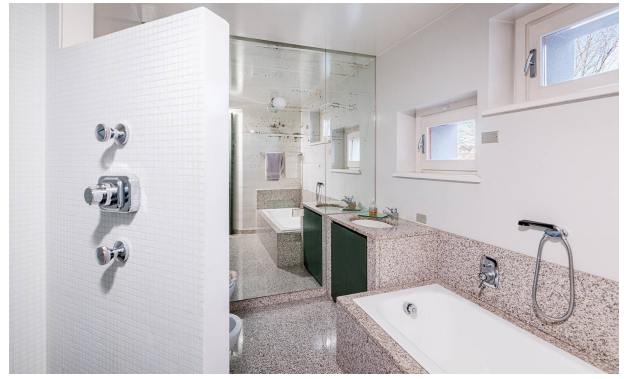


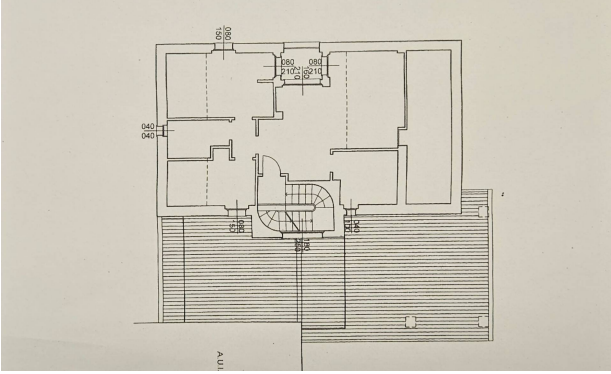
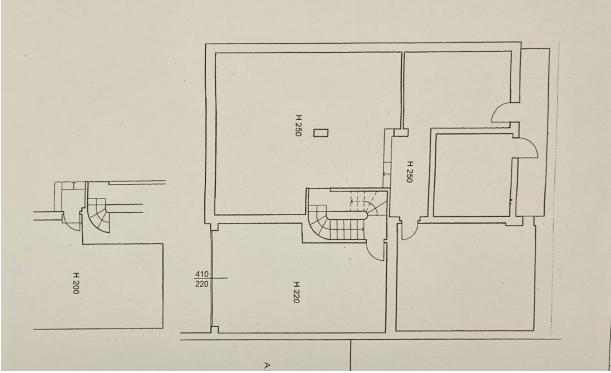
Municipal Offices / Town Halls

Images









Numero di unità immobiliari di cui è composto l'edificio: 4

Regione: Lombardia  
Comune: MOSSEGIA  
Indirizzo: Via Mazzini, 1  
Piano: 1  
Interno: 1  
Coordinate GIS: 45.7 9.33333

Zona climatica: E  
Anno di costruzione: 1977-1982  
Superficie utile riscaldata (m²): 354.66  
Superficie utile raffrescata (m²): 0.00  
Volume lordo riscaldato (m³): 1290.19  
Volume lordo raffrescato (m³): 0.00

| Comune abitante | Area/Alta | Subalterno | da | 1 | 2 | 3 | 4 | 5 | 6 | 7  | 8  | 9  | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97  | 98 | 99 | 100 |
|-----------------|-----------|------------|----|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|----|----|-----|
| da              | 1         | 2          | 3  | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |    |    |     |

Servizi energetici presenti:

☒ Climatizzazione invernale ☐ Ventilazione meccanica ☐ Illuminazione

☐ Climatizzazione estiva ☒ Prod. acqua calda sanitaria ☐ Trasporto di persone o cose

**PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO**

La sezione riporta l'indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi energetici presenti, nonché la prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.

Prestazione energetica del fabbricato

| INVERNO | ESTATE |
|---------|--------|
| A4      | A3     |

Prestazione energetica globale

PIÙ EFFICIENTE

EDIFICIO A BENEDETTA QUASI ZERO

CLASSE

Allegamenti

Gli allegamenti sono disponibili in formato elettronico presso il Comune di Mossegia.