

## Green Villas with splendid garden remarkable in all aspect.



€ 870,000,00

Ref. RH2404017

### Contact us

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Surface  
**210,00 sqm**

Rooms  
**4**

Bedrooms  
**2**

Bathrooms  
**3**

Energy label  
**A1**

from Milan  
**40**

Altitude  
**89,00 m asl**

Green  
**1000**

*"From an Art Nouveau Villa, a contemporary house, singular in every aspect"*

We are in Italy, Gropello Cairoli in the Pavia area, in a residential area that is easy to reach from both Milan and Pavia. The line of the villa refers to a nineteenth-century era made current and contemporary by a skilful renovation that saw a close collaboration between the Archilab design studio in Milan, the workers and the sensitivity and taste of the owner, who made possible a surprising result.

Inside we have a large kitchen with island and custom-designed furniture, a living room with fireplace, a guest bathroom on the ground floor, while on the first floor the sleeping area consists of two large bedrooms each with walk-in closet and en suite bathroom, a balcony overlooking the garden. Natural light that enters every room, well-ventilated and illuminated rooms.

Remarkable, the elegance of the marmorino plaster, the study and work for the realization of the furnishings, an integral part of every environment, the parquet floor in Hungarian herringbone oak, the natural stone of the coverings in the bathrooms, the design of the LED lighting with veils in all the rooms, apparatus illuminating lights curated by Artemide, and finally what has been created in the basement with the original wine case and the dining room with dumbwaiter service directly from the kitchen. A perfect combination of functionality and aesthetics.

From the balcony and the porch at the entrance we can stop to perceive the quiet that the green of the lawn gives, the fountains and water games that simulate natural ponds, the handcrafted reproduction of the Art Nouveau style of the fence as well as the railings, the entrance stairs and the balcony located on the first floor.

In the middle of the garden, the 30-square-meter annex with its windows, furnished and air-conditioned for winter/summer, gives us a feeling of balance typical of Japanese culture and style. Attached to the annex is a woodshed.

To complete the equipment of this property there is a garage of about 40 square meters, with electric up-and-over and remotely controlled doors.

Nothing has been left out to offer maximum modern comfort without forgetting the old charme.

The building is in **Class A**, equipped with a 6 kW photovoltaic system combined with the V energy account, thermal insulation and roof insulation, TESLA storage battery of 14KV !! .  
Any other information will be supply upon request.

Extra: Dependance 30 mq con vetrate

Impianti : Fotovoltaico,cappotto termico,Battteria accumulo TESLA di 14KV