

**in sale a Trezzo sull'Adda**  
**€ 200.000**  
**Ref. CV1091**



**114 sq.m. | Bathrooms: 2 | Rooms: 3**

FOR SALE in Trezzo sull'Adda, a typical Lombard villa on two levels plus a basement, perfect for those looking for a welcoming home and total independence.

Access is from the private external courtyard, with a planted area and paved area ideal for any use.

Entrance onto the corridor leading to the eat-in kitchen, the large living/dining room and the first bathroom with shower.

The internal staircase leads to the first floor where we find the generously sized master bedroom with its own balcony, a second spacious bedroom with access to the larger balcony overlooking the garden and the second bathroom with bathtub.

It is also possible to access the attic which covers the entire surface of the floor below and represents an excellent storage space.

The property includes a cellar in the basement with access via an external staircase.

Marble flooring on the ground floor and parquet on the first floor.

Air conditioning is present in the living area and in the master bedroom.

The property is in good condition, with an exclusive outdoor area surrounding the property on three sides. It is located in a quiet residential area yet convenient to all amenities. Both the town center and the beautiful banks of the Adda River are just a short walk away.

The town of Trezzo sull'Adda is strategically located for easy travel between the Milan, Brianza, and Bergamo areas.

The property could also represent an excellent investment thanks to the many customization options offered by the spaces and volumes, from expanding the existing structure to dividing it into two smaller, independent living units.

Energy class F

## Property details

**Address:** Via delle Racche, 34

**Zip Code:** 20056

**Bathrooms:** 2

**Rooms:** 3

**State of Preservation:** Good

**Level:** Ground Floor

**Total Floor:** 1

**Heating:** Heating

**Balconies:** Present

**Garden:** Private

**Kitchen:** Regular Kitchen













