

in sale a Besana in Brianza
Calo'
€ 3.500.000
Ref. MA26025



1.500 sq.m. | Bathrooms: 10 | Bedrooms: 14 | Rooms: 27

Besana in Brianza - Prestigious property complex of approximately 1,500 square meters surrounded by 27,000 square meters of parkland.

In the heart of the green Brianza region, in the hamlet of Calo', we offer for sale an exclusive property complex nestled in a magnificent private park of approximately 27,000 square meters, completely fenced and embellished with tree-lined avenues, tall hedges, tall trees, and evocative natural views.

The property represents a unique solution for its charm, privacy and architectural value.

The estate currently has two independent internal entrances: the first is via a private road where the former caretaker's house is located, and the second offers direct access to the main villa via a tree-lined avenue, designed to ensure maximum privacy and elegance.

In the event of a future division into lots, there is also the possibility of creating a third entrance, thus creating a shared access while maintaining two completely independent entrances.

Inside the park there are three main buildings, perfectly integrated into the natural context. A truly unique feature is the large artificial lake with a well, which gives the property an atmosphere of rare tranquility and is home to aquatic animals and vegetation, creating a true private oasis.

In a dominant and panoramic position stands the master villa with patio, designed by a famous international architect, with a total surface area of approximately 600 m2 spread over several levels. The residence stands out for its strong architectural identity, its spacious, bright spaces, and the seamless connection between interior and exterior. Large windows frame the greenery of the park and the lake, while the design enhances natural light, privacy, and livability. The covered patio in the living area is particularly striking, conceived as a natural extension of the interior.

The property's former stables and stables have been expertly restored and transformed into elegant independent residences and spaces dedicated to relaxation and conviviality. The buildings house several residential units, internal courtyards, and large furnished outdoor areas, ideal for enjoying the outdoors to the full, totaling approximately 630 square meters. Pergola-covered terraces, private gardens, and a swimming pool with a hydromassage area complete the property.

At the front of the property is the former caretaker's house, now divided into three residential units: one on two levels (ground floor and first floor) measuring approximately 110 square meters, one on the ground floor measuring approximately 75 square meters, and another on the first floor, also measuring approximately 75 square meters. All units are independent and have their own private garden.

A property of extraordinary charm and rare availability, ideal as a prestigious private residence, a charming relais, a location for exclusive events, or a hospitality project immersed in nature, just a short distance from Milan and Lake Como.

For information and inspections

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Certification

Energy Class: A1

Property details

Address: Via Santi Vitale e Agricola	Bedrooms: 14
Bathrooms: 10	Rooms: 27
State of Preservation: Excellent	Level: Multi-Storey
Heating: Heating	Age Construction: 1980
Balconies: Present	Terrace: Present
Garden: Private	Kitchen: Present
Box: Shed	



Villa Padronale
Piano Terra



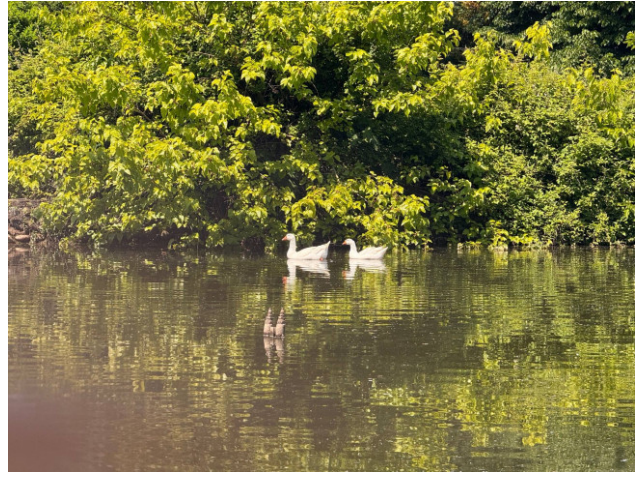
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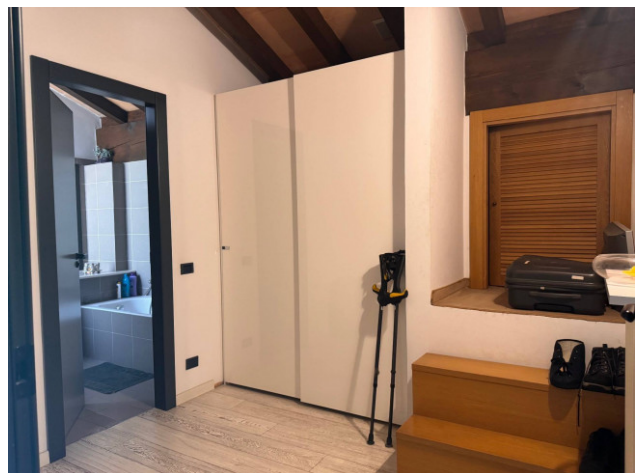




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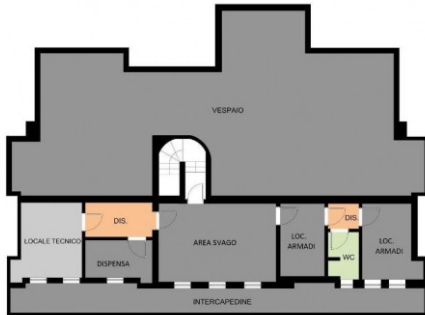


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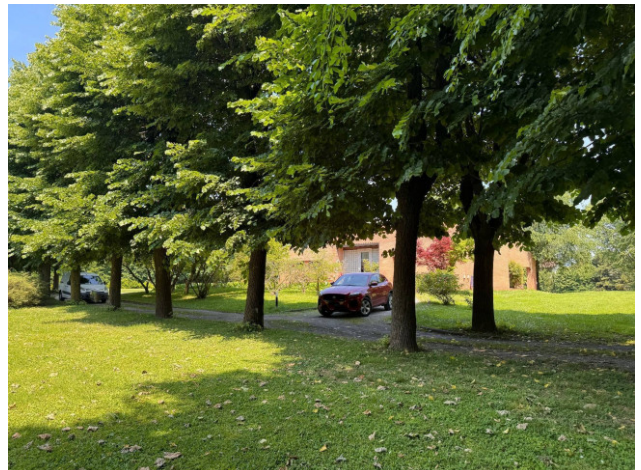
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Villa Padronale
Piano interrato

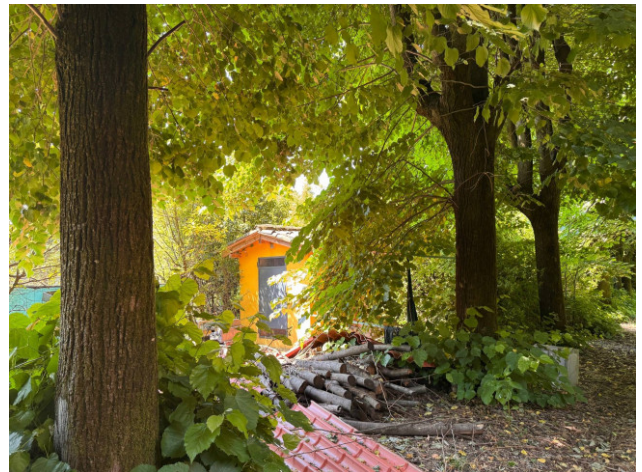


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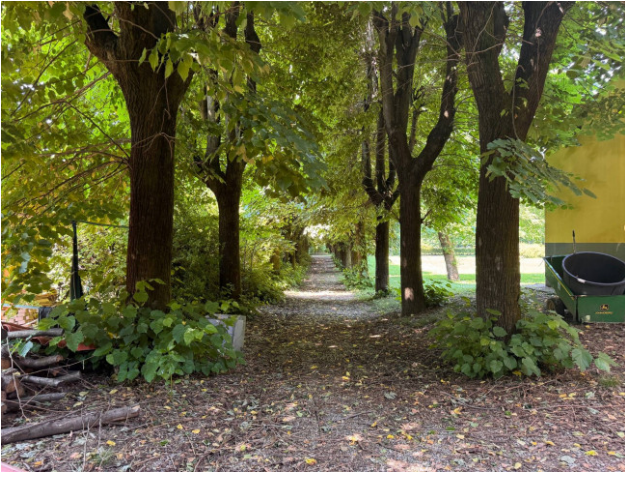
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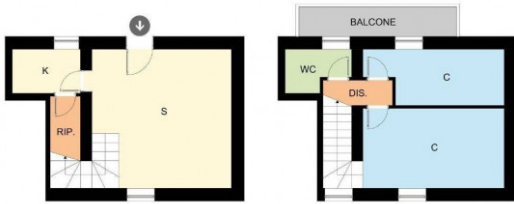


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