

Townhouse a Borgo a Mozzano capoluogo € 320.000 Ref. 2161



290 sq.m | Bathrooms: 3 | Bedrooms: 4 | Rooms: 9

CASA KANDINSKY: Large semi-detached house with garden in Borgo a Mozzano (LU). Located on the first hill, in a residential area. On the first hill of Borgo a Mozzano, in a quiet and well-exposed residential area, stands Casa Kandinsky, a semi-detached house of approximately 290 sq m surrounded by greenery and the scents of the countryside.

The town, known for its famous Devil's Bridge, its historic villages, and its quality of life, is the perfect setting for this spacious, solid, and welcoming home.

The house opens onto a well-kept garden that leads to the entrance.

The ground floor features bright and harmonious spaces: a large living room with parquet flooring that adds warmth and continuity, a dining area, and a separate, functional, and well-designed kitchen.

The dining room leads to a covered terrace, ideal for outdoor living in any season.

The floor is completed by a hallway, a bathroom, and a bedroom with a covered terrace that could be perfect as a study or guest room.

The first floor houses the sleeping area, accessed by a hallway that leads to the other rooms. Here, we find a bedroom with a terrace, a single bedroom, a bathroom, and a master bedroom with a second covered terrace, a private space where you can enjoy the tranquility of the hillside.

Going up to the second floor, you discover the most intimate and evocative part of the house: an attic and a loft that can be transformed into a study, relaxation area, or playroom. They are accompanied by a terrace in the roof, a precious corner for those who love privacy and the outdoors.

In the basement, also accessible by car, there is an additional garden, with a loggia, a cozy tavern, a toilet, a cellar, the boiler room and the drainage ditch, very useful for inspections and maintenance.

The house is equipped with an independent methane heating system with two boilers (suitable for possible division into two residential units).

Casa Kandinsky is a home that combines functionality, generous spaces, and a serene atmosphere, perfect for those seeking a comfortable, bright, and well-connected home, without giving up the peace of the hillside and the life of a town rich in history and amenities.

It has a net floor area of approximately 290 sq m and a usable floor area of approximately 240 sq m. The cellars are approximately 37 sq m, the attic is approximately 18 sq m, the loggia is 26 sq m, balconies and terraces total approximately 85 sq m, and the courtyard/garden is approximately 500 sq m.

Energy Class G - Overall Energy Performance E_{pgl,nren} 191.12 kwh/m² per year.

For information, contact us at 347/3225117.

Property Informations

Zip Code: 55023

Bedrooms: 4

Bathrooms: 3

Rooms: 9

State of Preservation: Excellent

Level: Multi-Storey

Total Floor: 4

Parking: Carport

Age Construction: 1994

Current Status: Free to the contract

Balconies: Present, 7 sq.m

Terrace: Present, 77 sq.m

Garden: Private, 500 sq.m

Kitchen: Regular Kitchen

Features

Terrace: 77 □

Tv Antenna: Autonomous

Tv SAT: Autonomous

Closet

ADSL Coverage

Cellar: 37 □

Fastweb Coverage

Fireplace

Parquet

Telephone System

Shower

Shutters

Nearby

Gyms

Football Fields

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

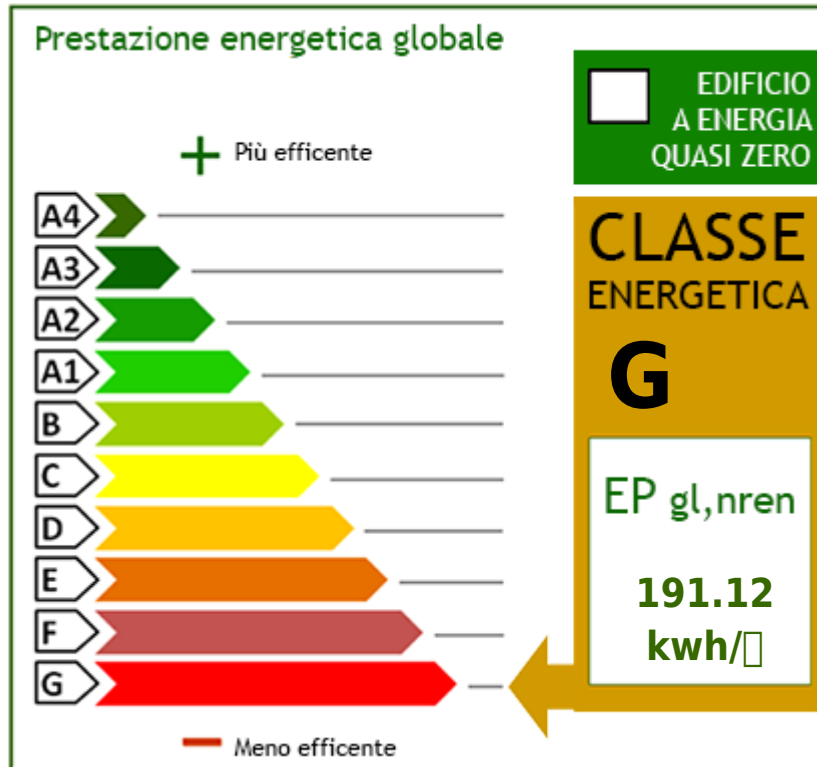
Schools

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