



IMMOBILIARE GRAZIA



+39 Real Estate

HISTORIC VILLA WITH SPLENDID LAKE VIEW Torno • Lago di Como • (I)

Property Details: Location Torno
Year built 1880
Living area around 653 m² **Heating** Gas
Land approx 1.300 m² **Price** € 2.750.000,-

Description:

Villa Matilde, also known as "Il Castello" (the castle), overlooking Lake Como, is situated in Torno, only 10 minutes' drive from Como. The villa was built with hand worked stone in pure Italian pre-Renaissance style and is set in the middle of a wide garden. To the elegance and lightness of these details should be added those of the interior, a result of the passion and studies of the founder of the villa. The most remarkable details include rose wood floors with inlays, cathedral glass, fireplaces from 16th and 17th century, frescoed lacunar ceilings, and a teak staircase in pure English style.

A part of the villa is divided into small apartments whereas the noble floors have remained intact and were recently renovated.

The entrance-hall is characterized by two gothic arcs and three large windows towards the lake as well as an elegant teak staircase leading to the upper floor. In the dining room there is a stone fireplace from 16th century, the twin of which is kept at the Poldi Pezzoli Museum in Milan. In the study there is a precious fireplace from 17th century in old-rose Sienese stone.

The bedrooms on the first floor have wood inlay flooring, lacunar ceilings and covered balconies overlooking the lake. The bathrooms were renovated in 2009 with design sanitary fixtures, marble covering and wooden floors.

From the apartment on the top floor a fantastic view of the lake and the town can be enjoyed. There is a sleeping area in the tower and a kitchen in the loggia with large windows.

On the 2nd and 3rd floors there are two small apartments of approx. 45 sqm each, completely renovated in 2008, whereas on 1st floor there is an apartment of 80 sqm in need of renovation.

The garden floor comprises cellar rooms with vaulted brick ceilings and a

spacious storage room, as well as several garages. A romantic stone and brick crenellation determines the boundaries of the property towards the street and unites the road leading to the villa and a stone staircase.

The 200 mt wide garden is embellished with archibotanical details in the style of the villa; a copy of the fountain of the charterhouse of Pavia, terracotta borders, a wrought-iron well-curb, and little high reliefs inserted the masonry. It is possible to build a swimming pool with privacy in the wider and sunny part of the garden, in front of the part of the villa that has to be renovated, e.g. transformed into a wellness area with sauna and hammam.

Details: 5 apartments / lift and staircase to renovate / external doors and window frames in need of some restoration / two single garages / one double garage / parking places / cellars / new roof and façades

Apartment No. 1: Spacious entrance, living room with fireplace, kitchen with fireplace, dining room, 3 bedrooms, 2 bathrooms.

Apartment No. 2: Living room, kitchen with breakfast area, 2 bedrooms, 2 bathrooms, laundry room, terrace

Apartment No. 3: Living room, kitchen, bedroom, bathroom, terrace.

Apartment No. 4: Living room with kitchenette, bedroom, bathroom, balcony.

Apartment No. 5: (to renovate): Entrance, living room with fireplace, kitchen, 2 bedrooms, 2 bathrooms, storage room.



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