Coldwell Banker Reliance Group
Via Giovanni Boccaccio N° 37 - 20123 Milano
P.IVA e C.F.: 08928740961
Tel.: (+39) 02 312179

Building for Sell in Trezzano sul Naviglio

Via Vittorio Veneto, Milano, 20090 (MI)

1.600.000€

Contact info

Coldwell Banker Reliance Group

Gabriella Maria Carla Sola

Phone: +39 02312179
Mobile: +39 3355439269
Email: gabriella.sola@cbitaly.it

Description

“Corte Certosina”: a charming complex along Naviglio Grande.

“Corte Certosina” is a fascinating complex, one-of-a-kind, located along a picturesque stretch of the Naviglio Grande.

The history of “Corte Certosina” is fascinating. Founded by the Carthusian Monks around 1130, this building has maintained its original structure over time as a “grangia”, a convent and farm connected to the Certosa di Pavia.
Later, between 1800 and 1900, it has been the residence of generations of mayors of the current owner’s family, as recalled by a plaque at the entrance.

It has a square plan with a large central courtyard, which is accessed through a beautiful entrance with granite columns and a portico, a side courtyard and an enchanting centuries-old garden.
The structure is spread over two floors, with an attic in the main part (South wing), offering ample possibilities for use and customization.

THE ENTIRE COMPLEX WITH THE EXCPETION OF THE EAST WING (as highlighted in the photo) IS HEREBY PROPOSED FOR SALE. Therefore:

South wing: the main house, to be renovated, of approximately 520 sqm (Ground floor 320 sqm + 1st floor 200 sqm + an attic that can be stacked as residential), with a centuries-old garden of approximately 1,500 sqm.
This portion preserves original materials, coffered ceilings, large rooms and a fresco.

North Wing: on the ground floor there are three commercial establishments, two of which – a 165 sqm fine restaurant and a 127 sqm “pizzeria” – are rented through rental agreements signed in 2023 and 2022 respectively (and therefore with incomes) and a third one of 38 sq m is currently vacant but already object of interest.
On the upper floors, 6/8 apartments still to be renovated for a total of 353 sqm (+ the common parts).

West Wing: it comprises 12 apartments for a total of 616 sqm (+ the common parts) on two floors, apartments renovated at different times and overlooking the main courtyard and the secondary courtyard.

“Corte Certosina”, thanks also to its strategic position, represents a unique opportunity to acquire a historic property of great charm and architectural value, perfectly adaptable to multiple residential, tertiary and commercial uses ((including medical practices, credit institutions, offices, hotels, co-living and nursing homes).

The absence of monumental restrictions on the entire property and the constraints of the Superintendency offers flexibility for any renovation or modification interventions.

Energy class of renovated real estate units: G.

The property is easily accessible: the motorway ring road is just 2 minutes away, the Fair 8 minutes away, the Assago Forum and the Milanofiori Congress Centre 7 minutes away, the Meazza Stadium 10 minutes away, the centre of Milan 20 minutes away and the Darsena just 15 minutes away.
Railway and bus stations are very close.
The area, full of companies and offices, makes this property particularly interesting for the hospitality business.
Furthermore, its proximity to the Naviglio Grande makes it ideal for lovers of running and cycling, thanks to the safe cycle towpaths closed to traffic.

Details

Property ID: CBI130-1613-1169234

Surface: 2150.00 m²

Rooms: 100

Energy Class: G

Property Features

Conservation status: To be renovated

Current condition: Free upon deed

Surface: 2150.00 m²

Rooms: 100

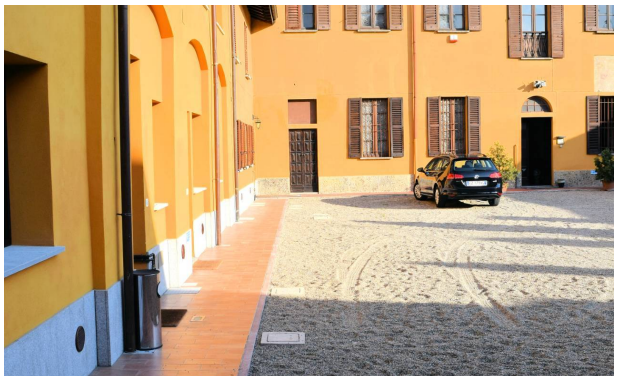
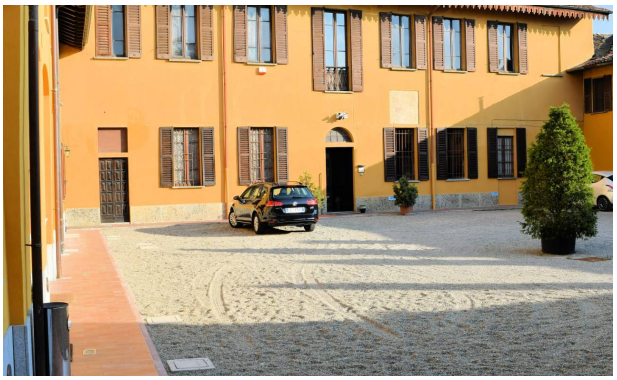
Position: Served area

Garden: Private,

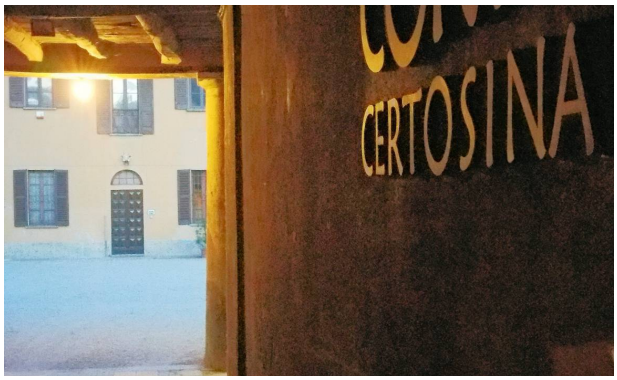
Nearby

- Gyms
- Bike Paths
- Train Station
- Public Transportation
- Kindergarten
- Elementary Schools
- Middle Schools
- Cafes / Bars
- Post Offices
- Municipal Offices / Town Halls

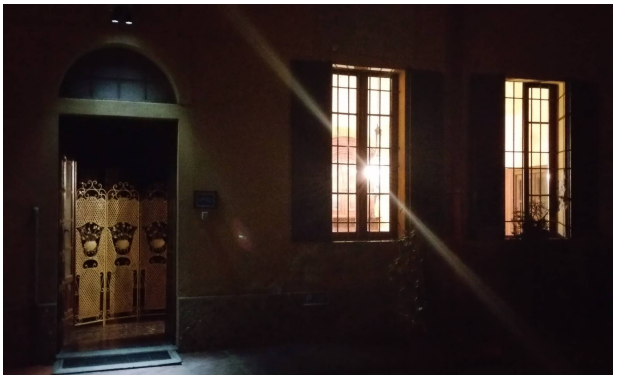
Images

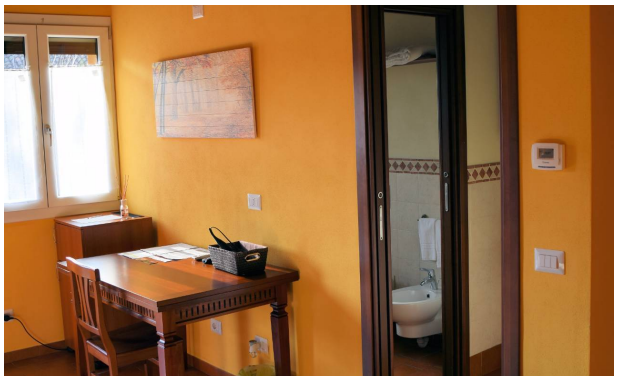
CORTE
CERTOSINA

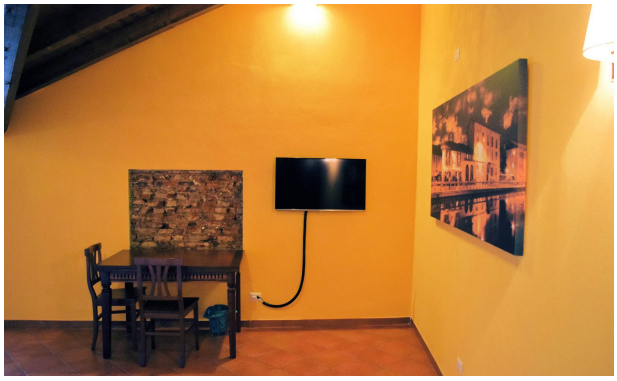

CERTOSINA

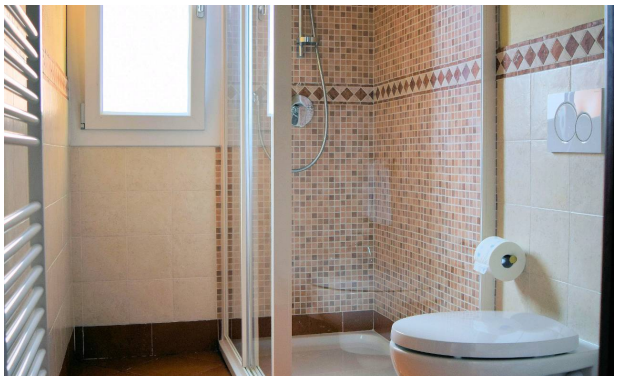
CORTE
CERTOSINA



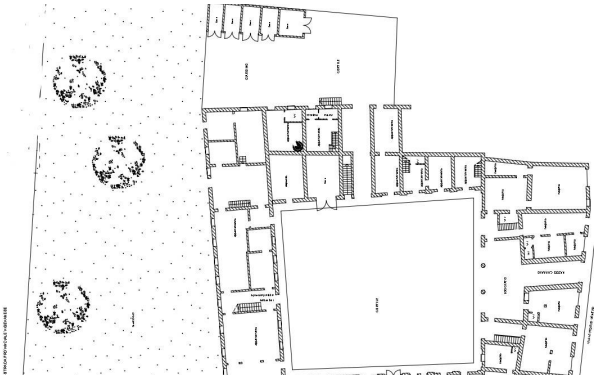
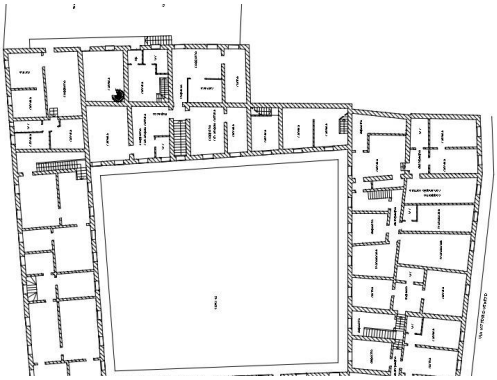
CA
CRA







CASA TAZZINI
Via Vittorio Veneto, 12
Fu dimora dei Certosini.
Davanti all'ingresso, sulla sponda del Naviglio si trova un tipico lavatoio.
THE TAZZINI HOUSE
Via Vittorio Veneto, 12
It was the house of the carthu-

150° Anniversario dell'appellativo Trezzano "Sul Naviglio"
1862-2012
EL CURTIL DEL SINDIC
Il cortile del Sindaco, perché per oltre ottant'anni, tra l'800 e il 900, quasi tutti i Sindaci di Trezzano abitarono qui (famiglie Tazzini)
Trezzano sul Naviglio, 19 ottobre 2012
L'Amministrazione Comunale

Corte Certosin
30577