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Building for Sell in Trezzano sul Naviglio

Via Vittorio Veneto, Milano, 20090 (MI)

2.500.000€

Contact info

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Description

“Corte Certosina” is a charming complex, one-of-a-kind piece, 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.

The complex extends in a plot of about 5,000 square meters, and has a square plan with a large central courtyard, with a beautiful entrance with granite columns and a porch, a side courtyard and a charming secular garden.
“Corte Certosina” includes 26 apartments of various sizes, some already renovated and others to be restored, as well as fully renovated shops.
The structure is spread over two floors, with an attic in the main part (South wing) and offers ample possibilities for any use and customization. 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.

East Wing: completely renovated, it includes an apartment of approximately 135 sqm on two floors and 4 finely renovated apartments (two on the Ground Floor for a total of 79 sqm) and two on the 1° Floor for a total of 114 sqm (+ the common parts), used for hotel activities.

“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 Superintendence, offers flexibility for any renovation or modification.

Energy class of renovated real estate units: G.

The property is easily reachable: the motorway ring road is just 2 minutes away, the Fair is 8 minutes away, the Forum of Assago and the Milanofiori Congress Center 7 minutes away, the Meazza Stadium 10 minutes, the center of Milan 20 minutes and the “Darsena” just 15 minutes away. The railway station and the bus stos are just few steps away.
The area, full of companies and offices, makes this property particularly interesting for the hospitality business. In addition, the proximity to the Naviglio Grande makes it ideal for lovers of running and cycling, thanks to the safe bike towpaths closed to traffic.

Details

Property ID: CBI130-1613-1169462

Surface: 2544.00 m²

Rooms: 35

Property Features

Floor: Multi-story

Conservation status: To be renovated

Current condition: Free upon deed

Surface: 2544.00 m²

Rooms: 35

Position: Served area

Garden: Private,

Nearby

Gyms

Bike Paths

Train Station

Public Transportation

Kindergarten

Elementary Schools

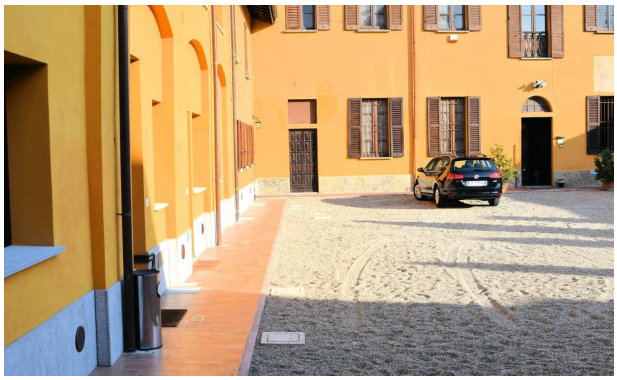
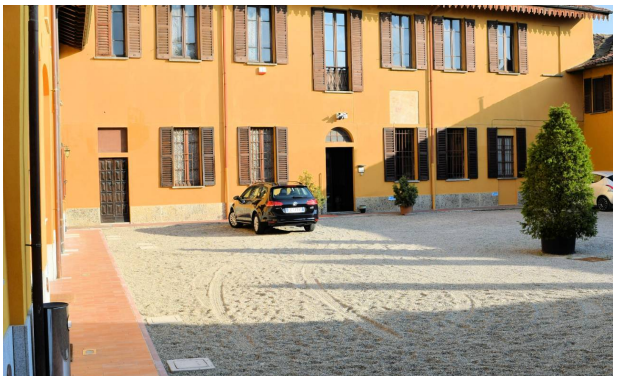
Middle Schools

Cafes / Bars

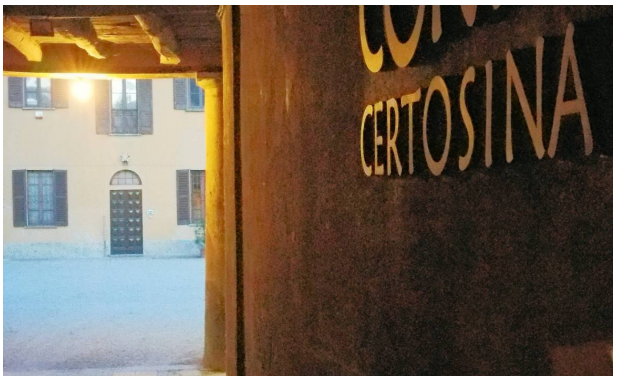
Post Offices

Municipal Offices / Town Halls

Images

CORTE
CERTOSINA


CERTOSINA

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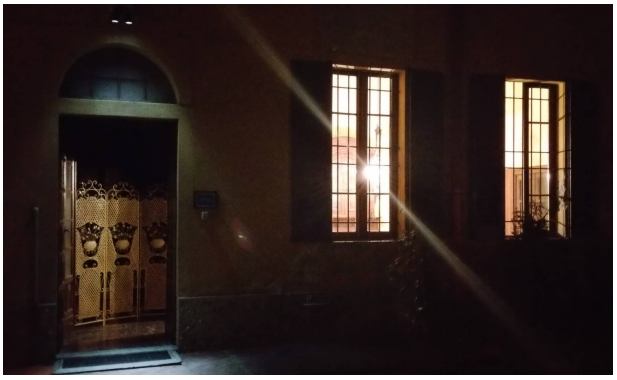

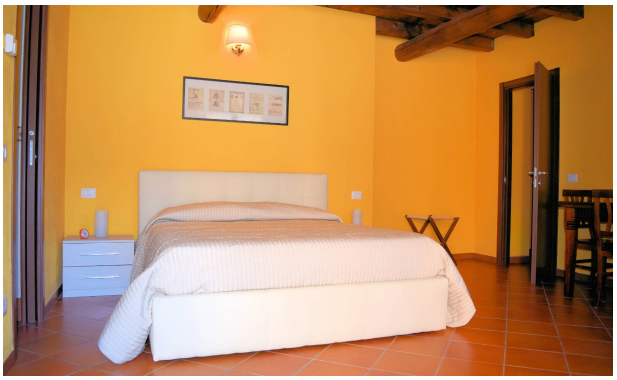
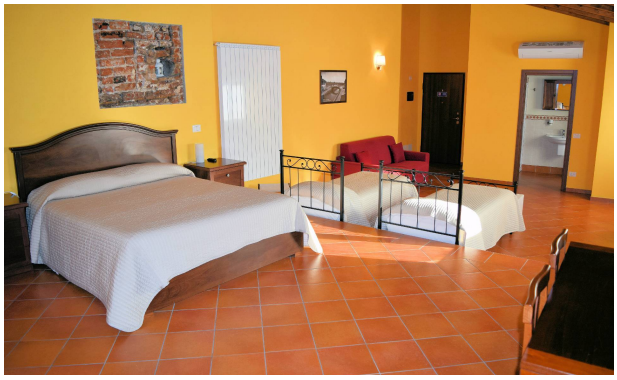

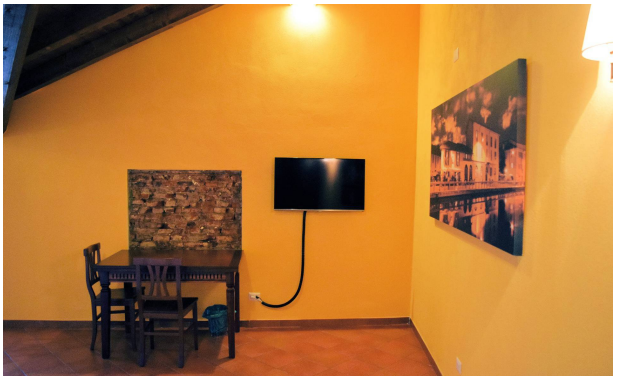

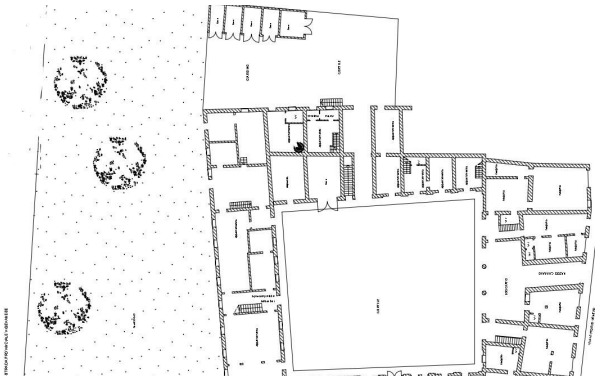

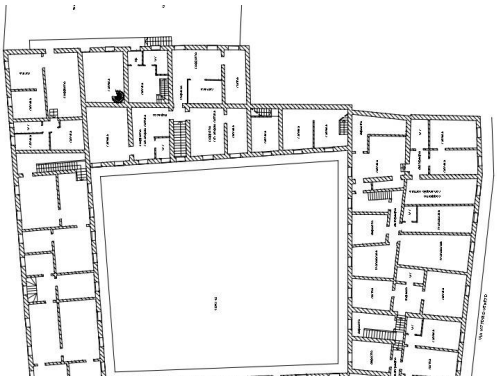

150° Anniversario dell'appellativo Trezzano "Sul Naviglio"
1862-2012
EL CURTIL DEL SINDIC
Il cortile del Sindaco, perché per oltre ottant'anni, tra l'800 e il 900,
quasi tutti i Sindaci di Trezzano abitarono qui (famiglie Tazzini)
Trezzano sul Naviglio, 19 ottobre 2012
L'Amministrazione Comunale

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-