

Milano – San Babila

# Elegant villa with private garden in the heart of Milan

Property ID: IT252941741



[www.von-poll.it](http://www.von-poll.it)

ROOMS: 12 • LAND AREA: 508 m<sup>2</sup>

Property ID: IT252941741 - 20122 Milano – San Babila

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252941741 - 20122 Milano – San Babila

## At a glance

Property ID	IT252941741	Purchase Price	On request
Available from	01.04.2025	Commission	Subject to commission
Rooms	12	Total Space	ca. 476 m <sup>2</sup>
Bedrooms	8	Equipment	Terrace, Balcony
Bathrooms	5		
Year of construction	1900		
Type of parking	2 x Other		

Property ID: IT252941741 - 20122 Milano – San Babila

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Power Source	Gas	Final Energy Demand	179.00 kWh/m <sup>2</sup> a
		Energy efficiency class	F



Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

## The property





Property ID: IT252941741 - 20122 Milano – San Babila

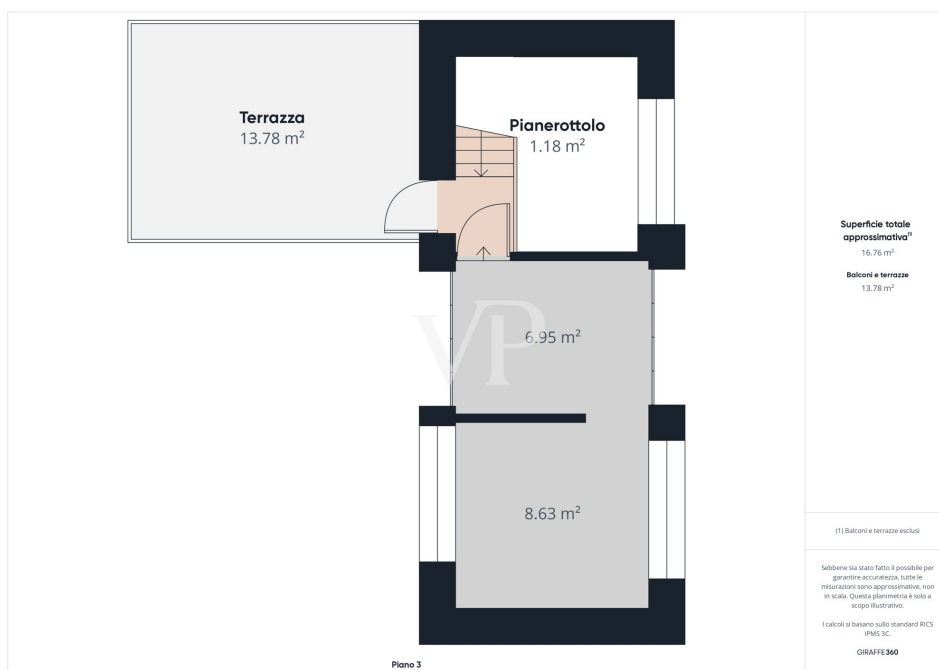
## The property





Property ID: IT252941741 - 20122 Milano – San Babila

## The property



Property ID: IT252941741 - 20122 Milano – San Babila

# The property



Property ID: IT252941741 - 20122 Milano – San Babila

## A first impression

Elegant early 20th-century villa in the heart of Milan. Behind the Conservatorio, the interior overlooking a charming private garden with tall trees and the exterior overlooking the little-traveled Via Donizetti offer special privacy and tranquility. During the 20th century, as the home of Milanese writer and playwright Luigi Santucci, the house was a crossroads of art and culture. On the basement floor are frescoes by painters Giuseppe Novello and Mario Vellani Marchi. There are two floors above ground with an old-fashioned staircase around which the spaces are distributed. On the attic floor opens a splendid little terrace that is already a solarium. The style is reminiscent of London houses, both in plan and interior furnishings. On the mezzanine floor: entrance hall, eat-in kitchen, checkroom, bathroom and double living room. On the second floor: two bedrooms, two studies and a bathroom. On the second floor: two bedrooms, a bathroom, a kitchen, and a large living area. On the attic floor: an attic and a terrace/solarium. Private garden of 130sqm.

Property ID: IT252941741 - 20122 Milano – San Babila

## Details of amenities

- Private garden of about 130sqm
- Small terrace already solarium

Property ID: IT252941741 - 20122 Milano – San Babila

## All about the location

Via Donizetti - 20122 Milan, exactly behind the Conservatory

Property ID: IT252941741 - 20122 Milano – San Babila

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Milan  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)