

# GLORIOUS CREW

## INTERNATIONAL REAL ESTATE

CODE: 3505

€ 2.500.000,00

### FOR SALE, EXCLUSIVELY, PRESTIGIOUS HISTORIC PALACE PALAZZO PRINA OGGIONO

PALAZZO PRINA is an esteemed property of significant historical and architectural value, located in the municipality of Oggiono, in the province of Lecco, at the very heart of Brianza.

Its noble origins date back to the 18th century, as documented in the Teresian Land Registry.

The property, extending over approximately 1,300 sqm in total, is arranged across three principal levels and unfolds in a C-shape around a spacious courtyard, accessed through a magnificent portico supported by columns. The inner courtyard opens onto a private, walled garden where an ancillary rustic building, currently used as equipment storage, is located.

A recent conservative restoration, carried out by specialized professionals, was designed to safeguard and enhance the original decorative features-including frescoes, paintings, stuccoes, and vaulted ceilings-while ensuring full respect for the historic and artistic essence of the residence.

Presently, part of the first floor is designated for office use, whereas the habitable attic requires completion.

The main residence, distributed across three storeys plus a mezzanine and loft, includes:

- a spacious kitchen with central island and patio overlooking the garden,
- a dining room with vaulted stuccoes,
- a generous reception hall with fireplace and mezzanine.

On the piano nobile, the night area features two master bedrooms, one with a private terrace, both equipped with en-suite bathrooms. The mezzanine floor houses utility rooms and a laundry area, while the top attic level accommodates a fully independent guest apartment with bathroom.

In another wing of the Palazzo lies a particularly distinctive living area, with mixed parquet and antique terracotta flooring, designed for convivial family moments and entertaining. It features a large kitchen with open hearth and fireplace, equipped with a modular table seating up to 20 guests, alongside a dedicated games room complete with bar counter. The residential quarters are fitted with underfloor heating, while fan-coil systems ensure warmth in the ancillary areas. Cooling is provided by a modern air-conditioning system.

The property is completed by an evocative inner courtyard and a landscaped garden, meticulously maintained to the smallest detail, which imbue the estate with an atmosphere of elegance, seclusion, and charm-perfect for both relaxation and privacy.

This residence is ideal for those seeking an exclusive estate with expansive living areas, surrounded by greenery yet strategically positioned with convenient access to Lake Como, Lake Lecco, and major cities such as Milan, Como, and Bergamo.

**Reason:** sale

**Type:**

**Address:** Via Primo Maggio

**Region:** Via Primo Maggio, 83

**Province:** Lecco

**Municipality:** Oggiono

**Total Square Meters:** 1300

**Bedrooms:** 4

**Bathrooms:** 5

**Rooms:** 10

**Age Construction:** 1750

**Box:** Single

**SQ.MT. Covered:** -

**SQ.MT. Not Covered:** -

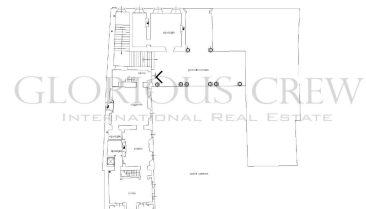
**State Of Preservation:** Excellent

**Level:** Multipiano

**Total Floor:** 3



PIANO TERRA



**Lift:** Heating

**Address:** Yes

**Current Status:** Excellent

**Condominium Cost:** -

**Exoposition:** -

**Balconies:** Present

**Kitchen:** Regular Kitchen

**Terrace:** Present

**Garden:** -

**EPI:** -

**Cellar:** Yes