



Building with 12 Apartments to Renovate for Sale In Castano Primo Milan Italy



Agent Info

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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 628,757.74

Locatie

Aanbevolen Auto Onderdelen:	Italy
Staat/Regio/Pronvincie:	Lombardy
Plaats:	Castano Primo
Geplaatst:	08-07-2026

Omschrijving:

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Esales Property ID: es5555109

La Cornarina

VIA DELLA TURBIGHINA 1

Castano Primo

Milan

Lombardy

Italy

A Rare Investment Opportunity: Historic Farmhouse Complex in Castano Primo



Situated in the heart of the Lombardy region, just moments from the vibrancy of Milan, lies an extraordinary opportunity to acquire a slice of Italian heritage with significant commercial potential. This expansive property in Castano Primo is a historic farmhouse complex—a traditional cascina—offering approximately 2,000 square meters (roughly 21,500 square feet) of space. This is an ideal canvas for an investor, developer, or visionary entrepreneur seeking to create a high-end residential retreat or a thriving hospitality business in one of Italy's most connected regions.

The Scope of the Project

The estate currently comprises twelve distinct apartments, representing a unique conversion project. Three of these apartments have already been meticulously renovated to a high standard, meaning they are ready for immediate occupancy or use as high-end holiday rentals. The remaining nine units, each measuring approximately 50 square meters, offer a blank canvas for complete interior refurbishment. This layout is exceptionally versatile; the units could be reimagined as luxury suites, boutique apartments for the long-term rental market, or private residences for multi-generational living.

Perhaps the most significant value-add for this acquisition is the current administrative status of the estate. The property is currently undergoing a formal change of use from agricultural to residential, with the process slated for final completion in September 2026. This transition simplifies future development and clarifies the long-term viability of the site as a residential or mixed-use development, effectively de-risking a substantial portion of the investment.

A Premier Location for Hospitality

The strategic location of this complex cannot be overstated. Situated just 10 minutes from Milan Malpensa Airport (MXP), the property is perfectly positioned for the global traveler. Whether the new owner chooses to develop the complex into an agriturismo (a traditional farmhouse hospitality experience), a boutique hotel, or a sophisticated bed and breakfast, the proximity to Italy's second-busiest airport ensures a steady stream of international visitors.

The farmhouse architecture inherently supports a hospitality-led vision. Included within the complex is a professional-grade kitchen, already in excellent condition, which could serve as the heart of a farm-to-table restaurant or a private catering hub for guests. In an era where 'experiential tourism' is booming, this property offers the perfect setting for a retreat that combines the rustic charm of the Lombard plains with the modern convenience of being a short distance from the fashion and financial capital of Italy.

The Appeal of Castano Primo

Castano Primo itself offers a compelling blend of history and convenience. With origins stretching back to the Roman era, the town retains a distinct character, characterized by its traditional courtyard architecture and proximity to the Parco Naturale Lombardo della Valle del Ticino. For residents or guests, this means access to extensive walking trails, cycling routes, and the pristine natural landscapes of the Ticino River valley.

This property is not just a building; it is a lifestyle investment. It provides the rare opportunity to own a



significant piece of land with mature structures in a region where such large, unrenovated complexes are becoming increasingly scarce. The ongoing residential designation upgrade provides a clear path to realizing the property's full market value, making it a compelling candidate for those looking to diversify their portfolio into high-growth, asset-backed European real estate.

Why Invest Now?

Investors are increasingly looking for properties that offer more than just a return on capital—they are looking for assets that provide a sense of place and utility. The flexibility of this complex allows for several exit strategies:

- * **Hospitality Development:** Convert the entire complex into a boutique resort targeting business travelers utilizing Malpensa Airport or tourists exploring the Lakes District and Milan.
- * **Residential Conversion:** Renovate the remaining units to create a unique village-style community, appealing to those who work in Milan but seek a quieter, greener life in the countryside.
- * **Mixed-Use:** Retain a portion of the units for personal use or long-term rental, while utilizing the main farmhouse and professional kitchen for commercial events, workshops, or a restaurant.

With the conversion process nearing its final stages and the physical infrastructure already offering a solid foundation, this estate is perfectly timed for an incoming owner to take the reins. Whether you are an experienced developer or a private buyer looking for a transformative project in Northern Italy, this farmhouse complex in Castano Primo represents an unparalleled intersection of convenience, history, and commercial potential.

For those looking to secure an asset that balances the peace of the Italian countryside with immediate proximity to global travel networks, this is a truly rare find. The potential here is limited only by the vision of the next owner, and with the September 2026 completion date for the residential conversion fast approaching, now is the ideal time to explore the full possibilities of this remarkable estate.

ABOUT THE AREA

Castano Primo is a comune and city located in the Metropolitan City of Milan, within the Lombardy region of northern Italy. Situated approximately 35 kilometers northwest of Milan, the town sits in the flat expanse of the Po Valley, near the Ticino River. With a population of around 11,000 residents, it functions primarily as a suburban residential area that benefits from its proximity to both the Milan metropolitan region and the protected natural landscapes of the Ticino Valley.

The town's history is ancient, with roots as a Roman military settlement, later evolving into a fortified site during the medieval period. Over the centuries, it was controlled by various noble families, including the Visconti and Sforza dynasties, and was the site of significant conflicts during the 17th century. Its name is believed to derive from the Latin 'Silvae Castanae,' meaning 'chestnut woods,' and the suffix 'Primo' was added by royal decree in 1863 to distinguish it from another town of the same name in the province of Pavia.

Today, Castano Primo is characterized by its residential nature and local heritage sites. Notable



landmarks include the Church of St. Zeno of Verona, which houses the Holy Cross of Castano Primo, and the Palazzo Rusconi, which serves as the seat of the City Council. The area is also known for its traditional 'cascine'—courtyard farmsteads that reflect the agricultural heritage of the Lombard plain—and its access to the Parco naturale lombardo della Valle del Ticino, which offers woods and natural trails.

Travelers visiting the area will find that the nearest airport is Milan Malpensa Airport (MXP). The airport is very conveniently located, situated only about 12 to 13 kilometers away, making for a quick drive of approximately 10 to 15 minutes. There are also train connections available from the airport to Castano Primo, typically involving a transfer at Busto Arsizio Nord station.

MAiN FEATURES:

- * 2000m² of living space
- * 1000m² plot
- * 12 Bedrooms
- * 12 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Italy
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Conditie: Excellent

Algemeen

Slaapkamers: 12
Badkamers: 12
Afgewerkte vierkante meter: 2000 m²
Lot Afmeting: 1000 m²

Lease terms

Date Available:

Contact information

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