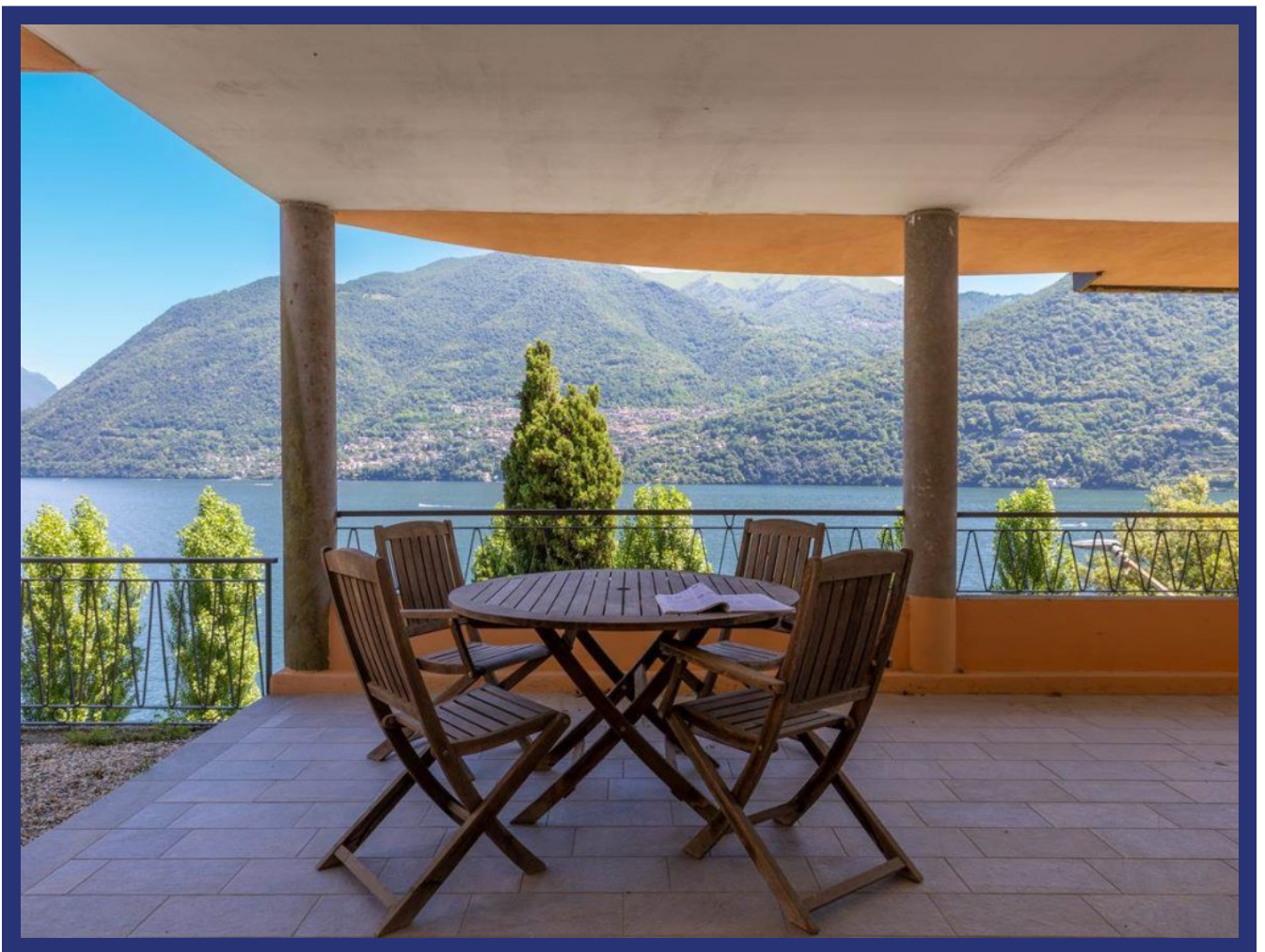


# Lago di Como

## Brienno

Ref. 5974: Lake como, Brienno . Detached villa with garden and lakeview!

Asking Price: € 670.000



# Description

We are offering for sale in Brienno, a completely renovated detached villa with private garden, developed on two levels as follows:

on the first floor we find an entrance hall, living room with open kitchen, large panoramic windows, balcony, two bedrooms and a bathroom.

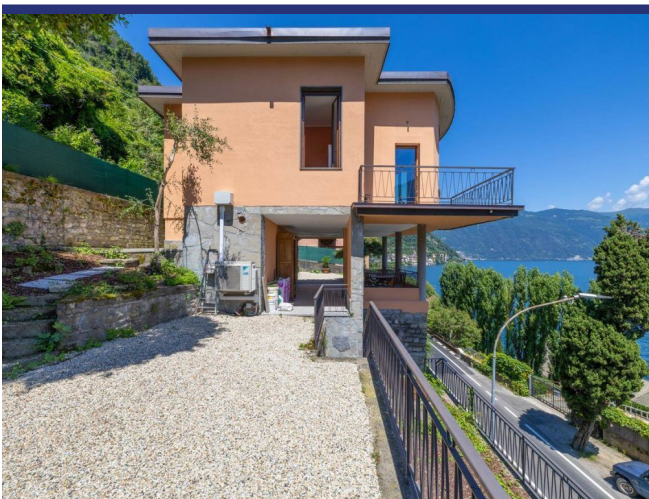
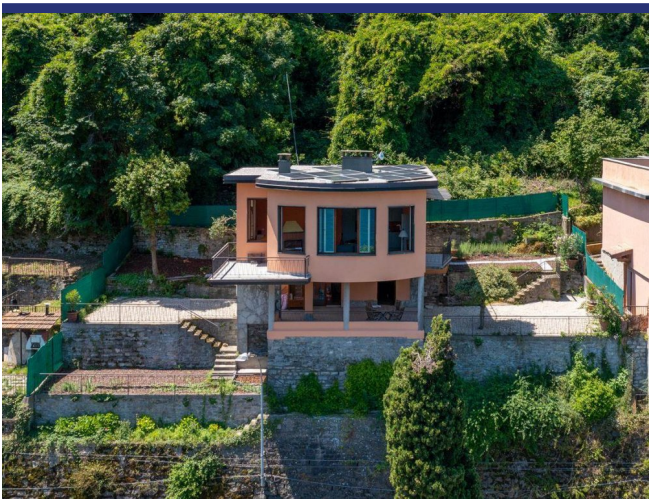
On the ground floor we find a small studio apartment for guests with a separate entrance and a small bathroom.

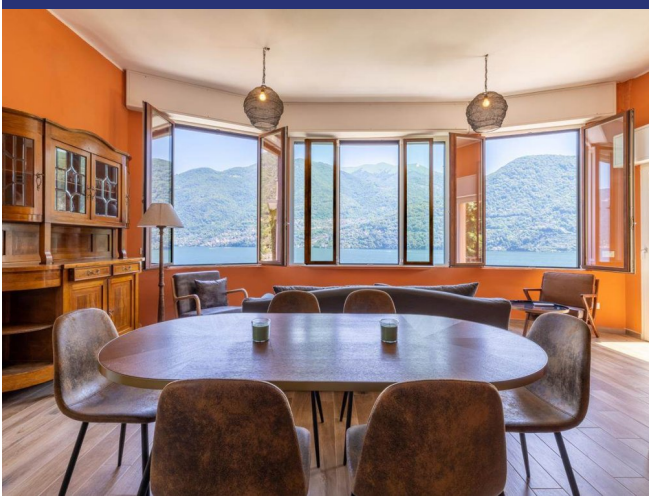
The villa has just been renovated with great attention to energy efficiency. Air heating with heat pump powered by photovoltaic panels placed on the roof.

Access is only via a staircase of 75 steps and the property does not have any private parking space.

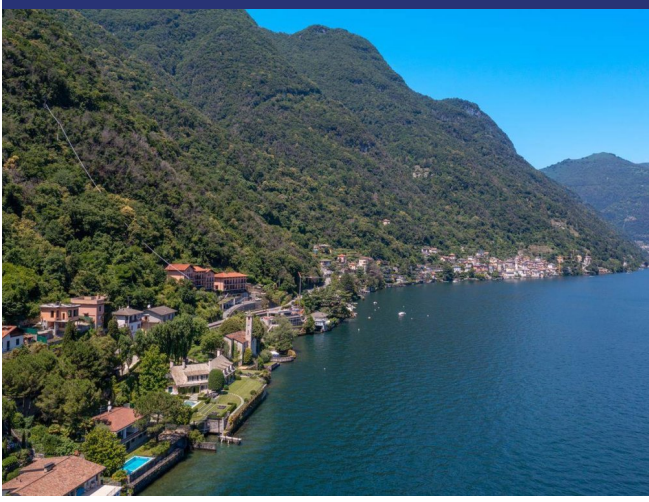
However, just below the property there are some free parking spaces which are rarely occupied.

# Pictures

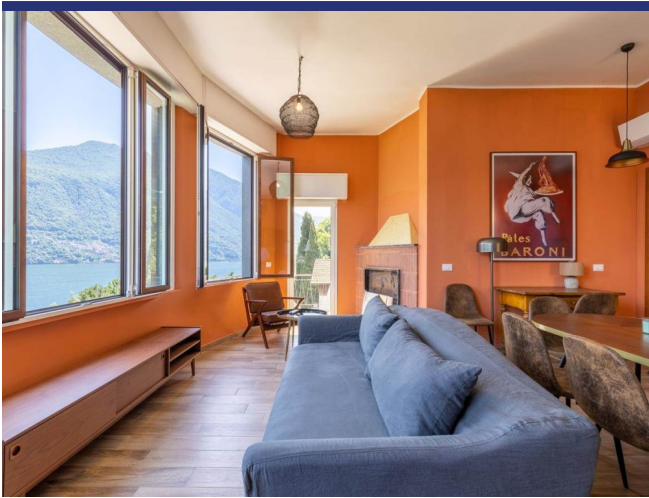
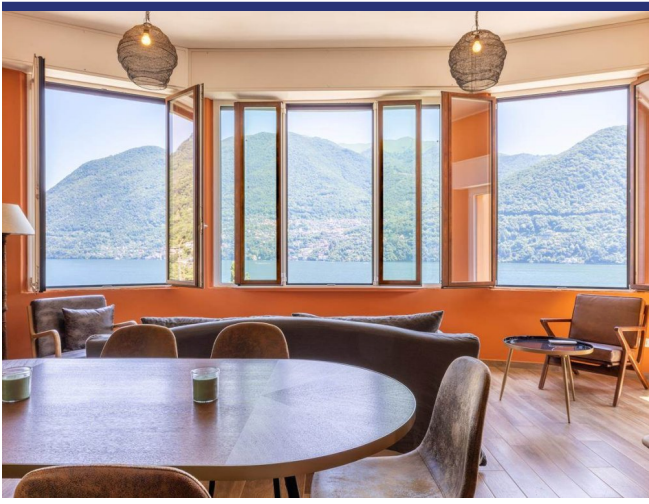




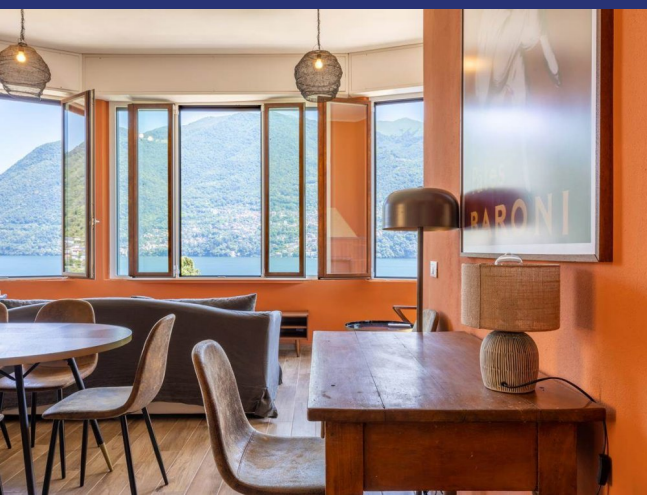
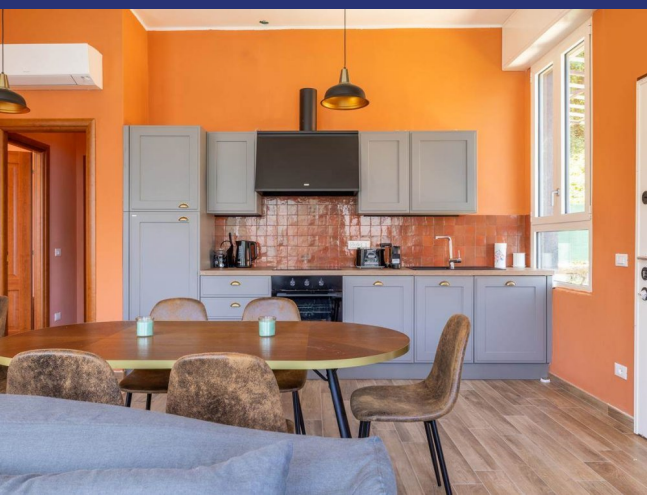


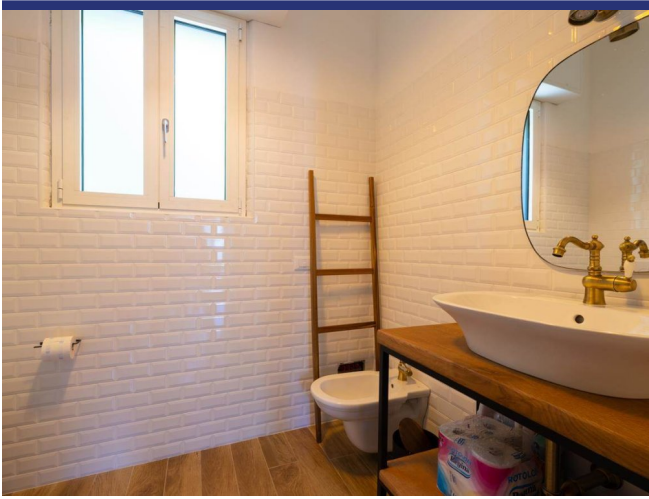
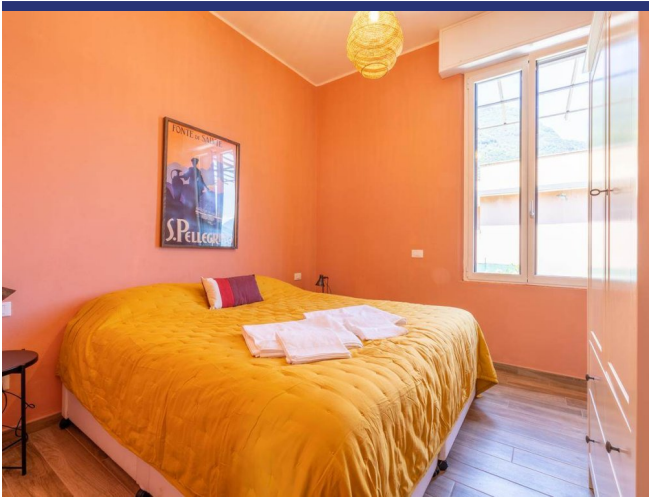
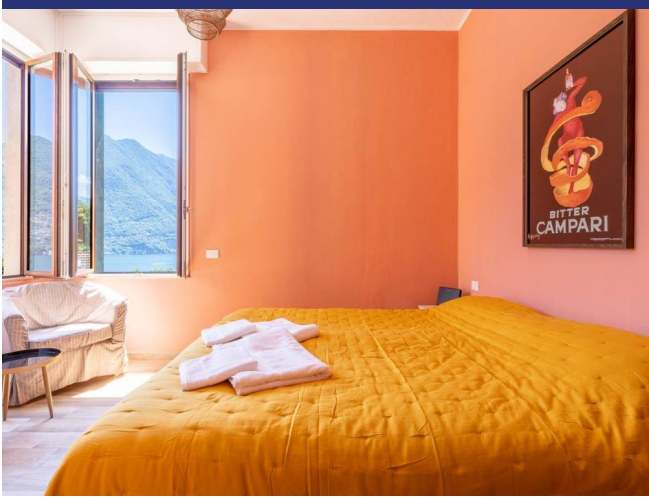


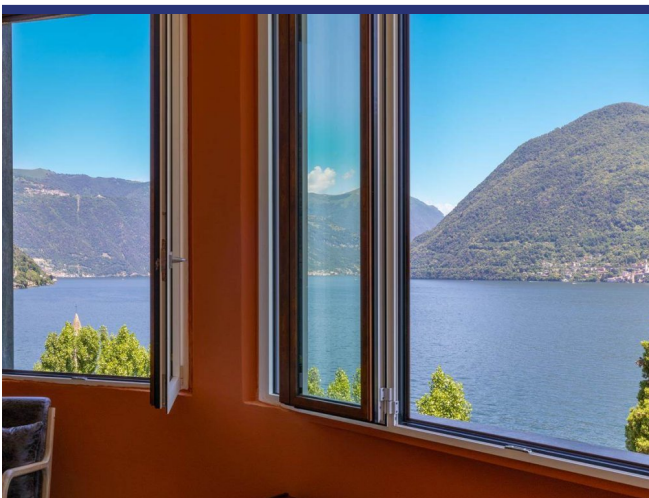
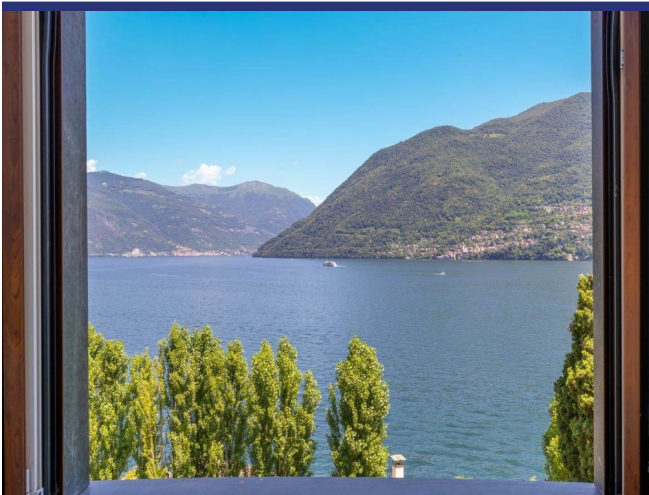
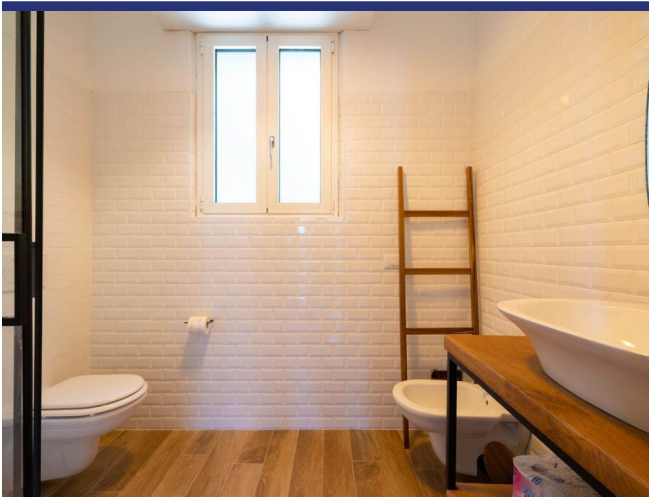








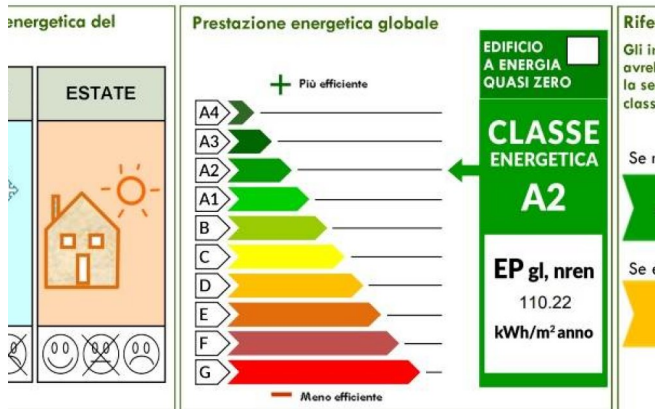






### PRESTAZIONE ENERGETICA GLOBALE E DEL FABBRICATO

Indice di prestazione energetica globale non rinnovabile in funzione del fabbricato e dei servizi e prestazione energetica del fabbricato, al netto del rendimento degli impianti presenti.



# Location & Details



(Map does not indicate the exact location of the property)

- Reference: 5974
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 0.1 km to Lake
- 0.5 km to Village
- Garden
- Terrace
- Fire Place
- Airco
- Guesthouse: Yes
- Asking Price: € 670.000
- Floorspace: 120 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- Rental Potential: Very good
- Condition of the Property: Fully restored
- Status: Available

# Information

## Information about the purchasing process.

Please contact our agency for more information on the purchasing process.

## About ItaliaCasa

ItaliaCasa is a fully accredited Italian real estate agency, specialized in the assistance of foreign property buyers in the most beloved parts of Italy. We combine the best of two worlds. Firmly settled in Italy, we do not forget our northern European roots. Our multilingual representatives in Italy are a guarantee for a perfect understanding of the local market conditions. We understand our international clients as we do understand the Italian way of doing business. This enables us to offer to our clients the best possible assistance during the buying process.

## Why choose for ItaliaCasa?

A successful purchase in Italy does not end with the finding of the right property on a web site. Especially nowadays an interested buyer can find many intermediaries and web portals through which foreign properties are being offered for sale. Often these type of companies lack any knowledge of Italian real estate, the market situation and the legal system in Italy. It is important to choose an officially registered agency who not only knows their properties, but also can properly facilitate the entire buying process with its expertise. According to ItaliaCasa this is when the important part only begins. The completion of the purchase is the work of specialists who know where problems can arise and which matters require extra attention during the purchase. All land registry, legal and permit aspects are being mapped so the interests of the client are optimally being looked after. The end result is a purchase without worries!

## More Information or Questions?

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