

# Lago di Como

## Gera Lario

Ref. 5357: Gera Lario - Detached village house with great views!

Asking Price: € 400.000



# Description

The village house is spread over three floors with a total of about 150 square meters, consisting of two completely independent flats and a large garage.

Both apartments consist of an entrance hall, a living room with a large balcony, a kitchen, 3 bedrooms, and a bathroom.

On the ground floor there is a large space of about 80 square meters used as a garage, the central heating room, and a laundry room.

The house is surrounded by a small terrace garden.

The property is in good condition but the furnishings are a bit dated. With a "makeover," this could be turned into fine flats or it could be used as one house, suitable for permanent living or as a holiday home.

Gera Lario is especially known among water sports enthusiasts, hikers, and cyclists. There is a beautiful promenade along the lake, a harbor, restaurants, and shops.

Less than 15 minutes drive away is one of Lake Como's largest shopping centers, Fuentes, and 45 minutes drive away is the Italian ski resort of Madesimo.

# Pictures

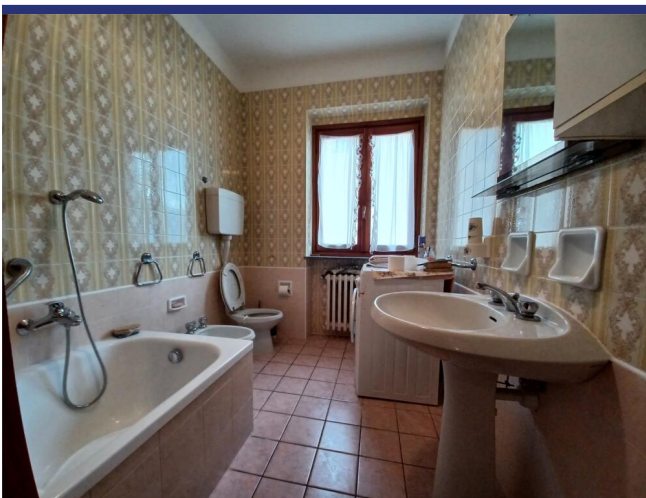




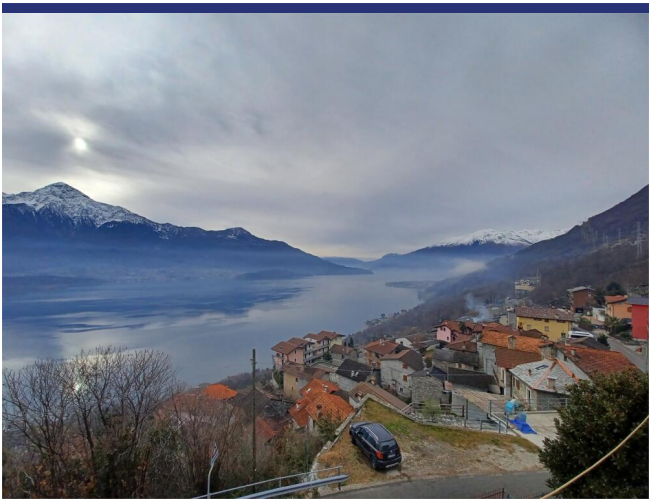










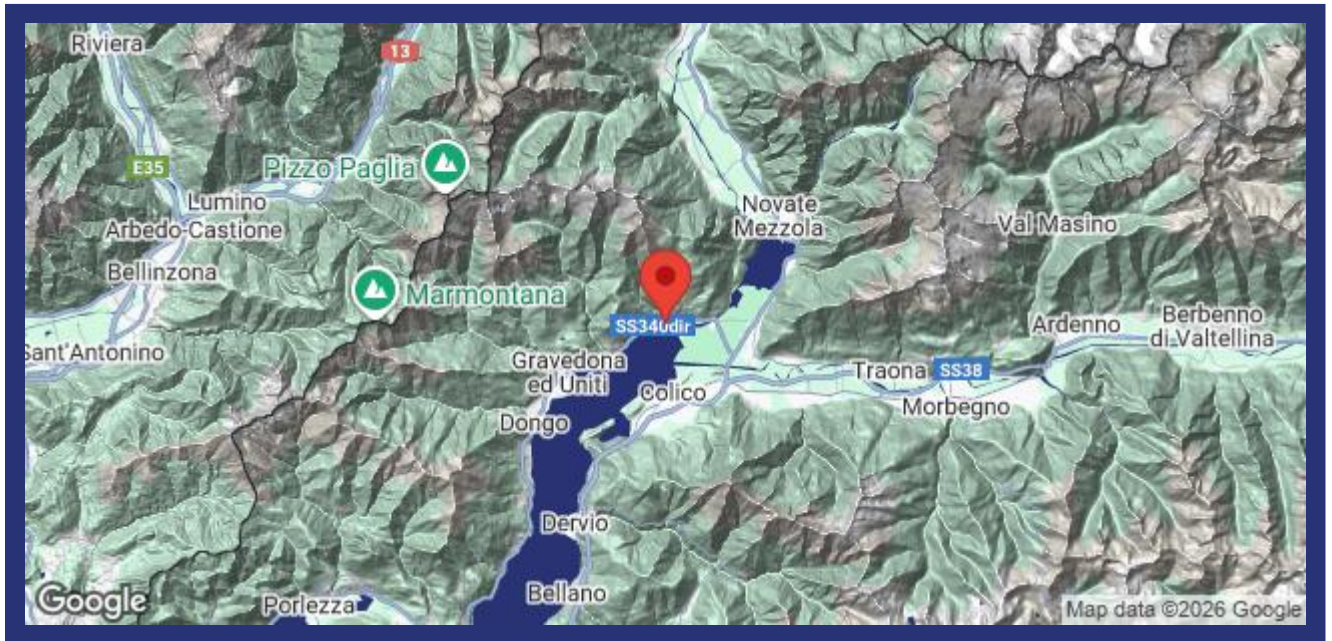








# Location & Details



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

- Reference: 5357
- Village House/Cottage
- Lakeview
- Panoramic View
- 2 km to Lake
- 2 km to Village
- Terrace
- Balcony
- Central Heating
- Garage: Yes
- Asking Price: € 400.000
- Floorspace: 150 m<sup>2</sup>
- Bedrooms: 6
- Bathrooms: 2
- Rental Potential: Good
- Condition of the Property: Good
- 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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