

# Lago di Como

## Gravedona ed Uniti

Ref. 5140: Gravedona - Detached villa with panoramic views of Lake Como  
Price on Request



# Description

A beautiful detached villa situated on the sunny hillside with spectacular views of Lake Como. The villa is spread over three floors with a total area of approximately 320 sqm and is surrounded by a well-maintained garden of 300 sqm.

The villa currently consists of 2 apartments with separate entrances, but with the possibility to connect them internally. One apartment could also be used for private use and the other as a guest house.

The basement of about 120 m<sup>2</sup> consists of a large garage, boiler room, laundry room, and cellar.

\* Ground floor apartment of 100 m<sup>2</sup>: entrance, living room with fireplace, two bedrooms, two bathrooms, double terrace, and direct access to the garden.

\* First floor apartment: living room with direct access to the terrace, kitchen, two bedrooms, a bathroom, and a large terrace of 20 m<sup>2</sup>.

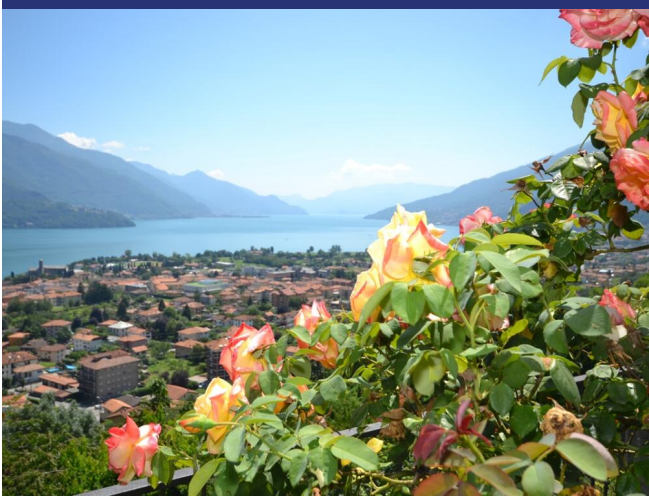
Suitable for permanent residence or as a holiday home for private use or rental purposes.

The property is sold fully furnished!  
Spectacular views of the lake.

# Pictures





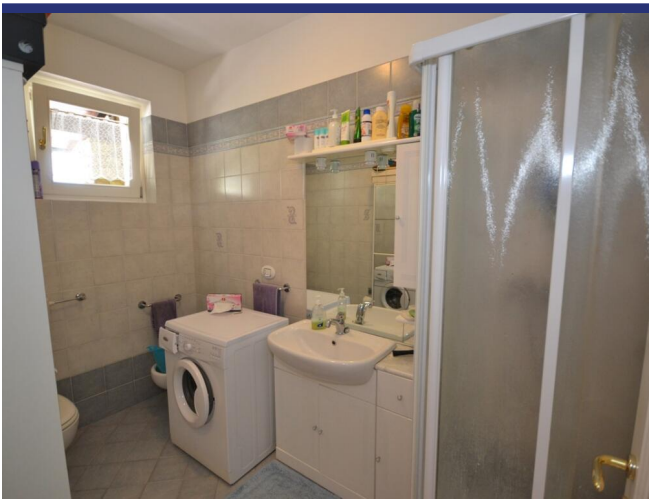
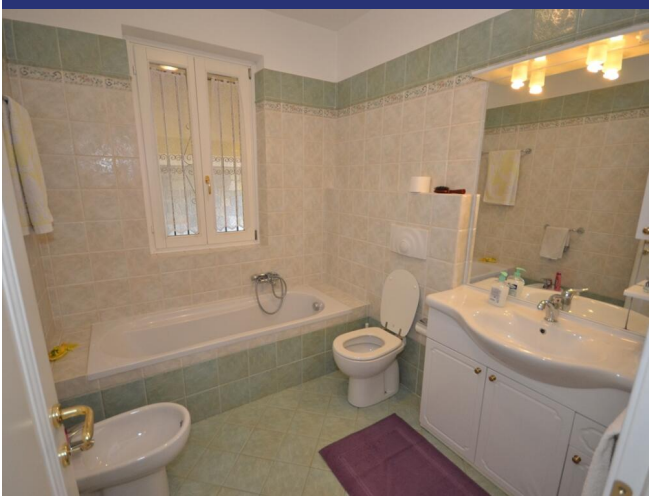








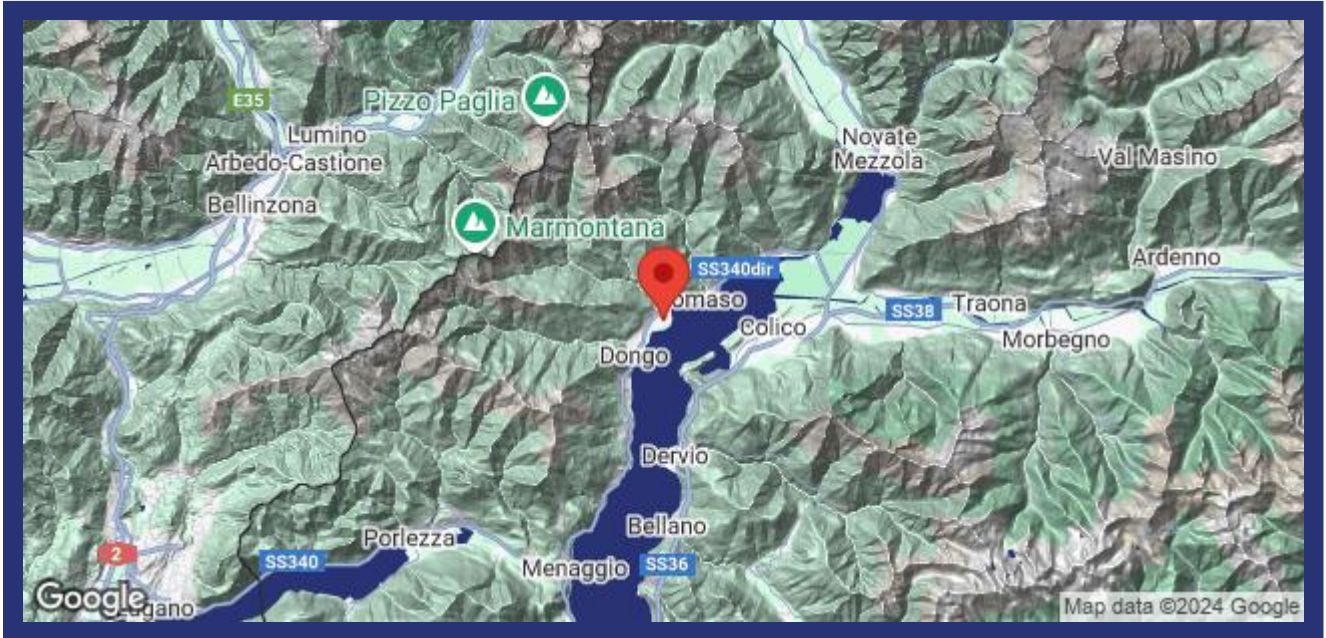








# Location & Details



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

- Reference: 5140
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 11 km to Lake
- Garden
- Terrace
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Guesthouse: Yes
- Price on Request
- Floorspace: 320 m<sup>2</sup>
- SQM Plot: 300 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 3
- Rental Potential: Good
- Condition of the Property: Very 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?

ItaliaCasa Srls  
Contrada Gualduccio 1  
San Ginesio (MC)  
Tel +39 0332 1791448  
info@italiacasa.net  
www.italiacasa.net

Int.: +31 71 3649732  
UK: +44 84 33309553  
Italy: +39 0332 1791448

info@italiacasa.net  
www.italiacasa.net

