

# Lago di Como

## Gravedona ed uniti

Ref. 6087: Gravedona ed Uniti - Apartment with panoramic lake views!

Asking Price: € 272.000



# Description

Visit this cozy apartment with stunning lake views in Gravedona ed Uniti! It is just 1.5 km away from the beautiful shores of Lake Como and its main amenities. This small residential complex consists of only five flats, the flat is on the first and also top floor and has a spacious covered balcony, from which one can admire the breathtaking panorama. A perfect property to enjoy all year round.

The flat has an optimal layout and bright rooms: The entrance opens onto a cozy living room with a fireplace, which creates a warm and cozy atmosphere for winter evenings. The dining kitchen, bright and functional, has direct access to the balcony, so you can eat outside and admire the beautiful panoramic view of Lake Como.

The sleeping area comprises two large bedrooms and a spacious bathroom, perfect for families or guests. There is also a practical utility room with the possibility of creating a second bathroom, for extra comfort.

In the basement, there is a large garage of about 60 m<sup>2</sup>. This offers enough space to create an additional hobby room or storage space in addition to parking.

The property is being sold including kitchen and some furniture. Of course, one can always adapt the interior and internal finishing to taste. The privileged location on the sunny western shore of Lake Como allows me to enjoy the sun all day, making the house warm and bright even in winter.

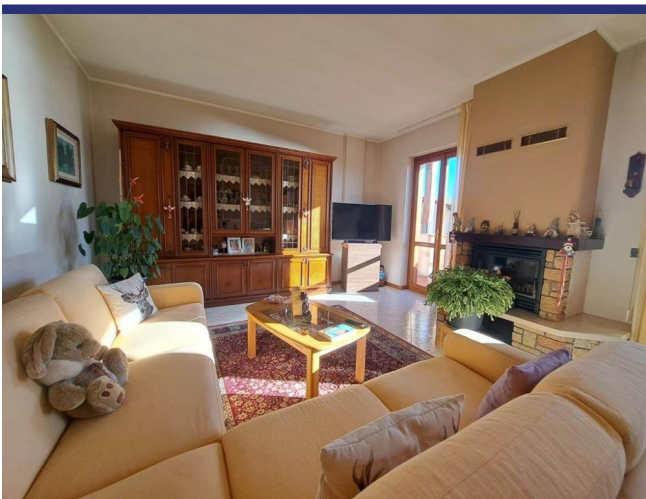
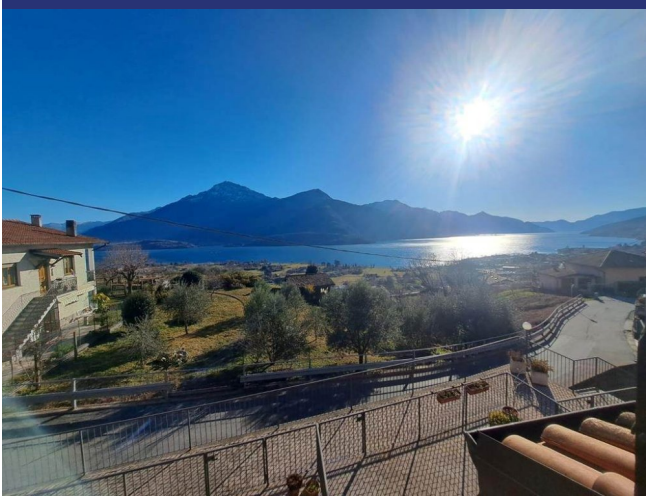
Gravedona is a cozy seaside resort, with a natural beach, fine terraces along the beautiful promenade, beautiful nature, and all amenities. There are several supermarkets, shops, and a regional hospital.

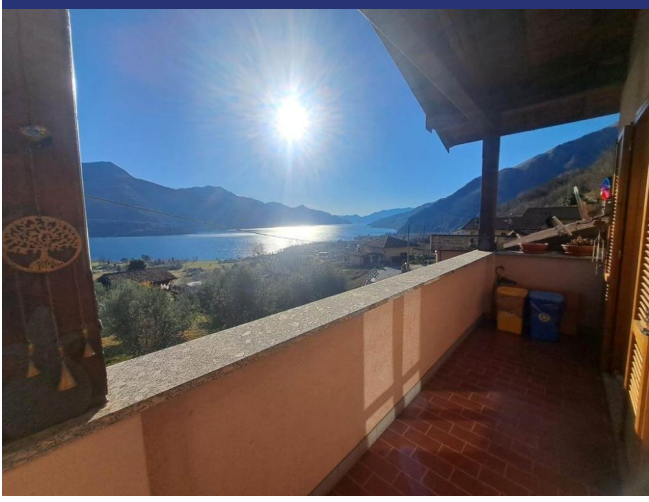
This area is especially popular in summer with sporty holidaymakers who enjoy water sports, cycling, or walking.

In winter, you can be on the ski slopes of Madesimo in less than an hour's drive, but the well-known ski resorts in Valtellina, such as Bormio and Livigno, are also within easy reach. In one day the Livigno slopes stand as well as a holiday home for it, with the possibility of enjoying spectacular lake views.

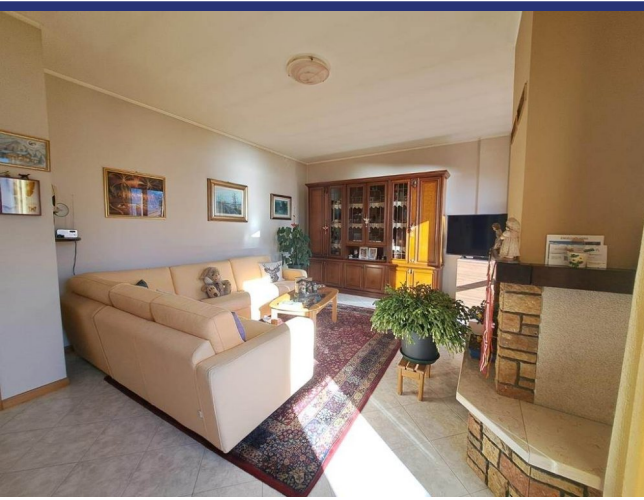
This flat offers a unique opportunity to live at a good price in a quiet area, yet close to the lake and all amenities. It is certainly an interesting property as an investment, suitable to live in permanently, to use as a fine holiday home yourself, in all four seasons, or to rent out.

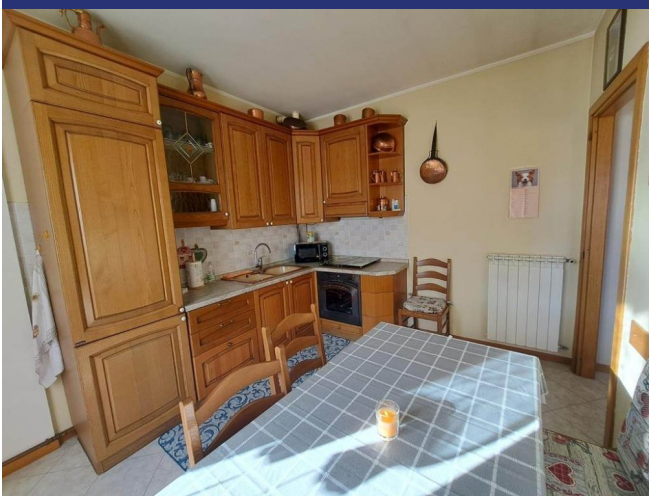
# Pictures



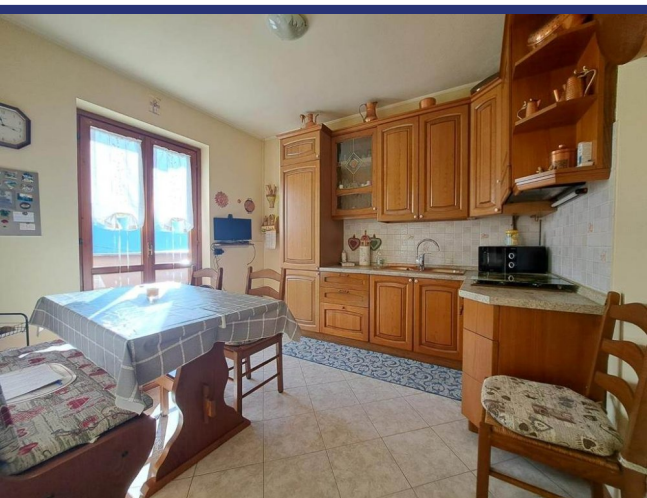
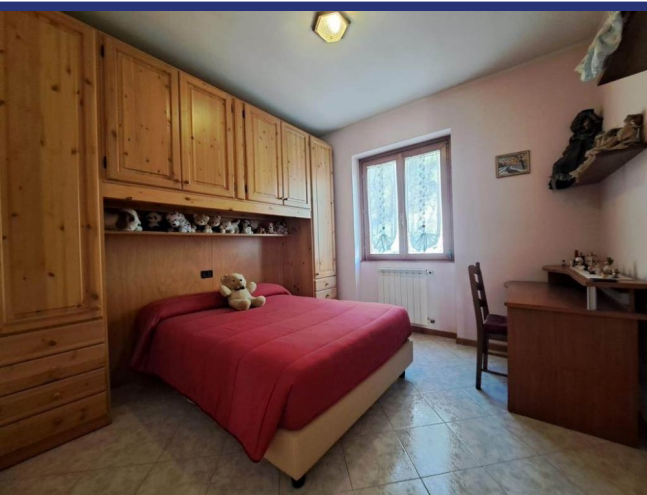


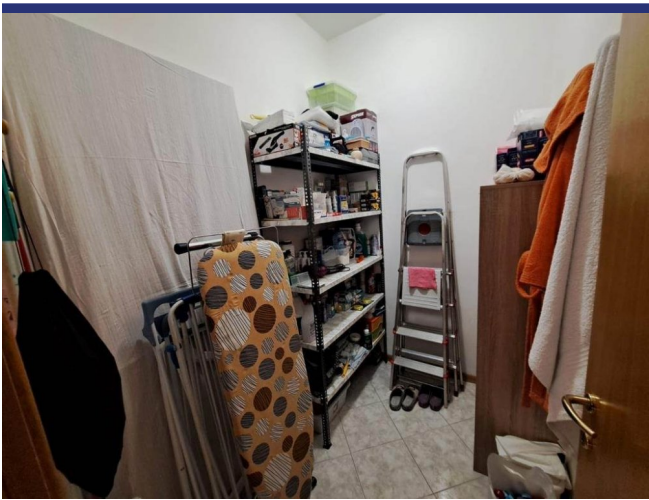
Ref. 6087 Gravedona ed Uniti





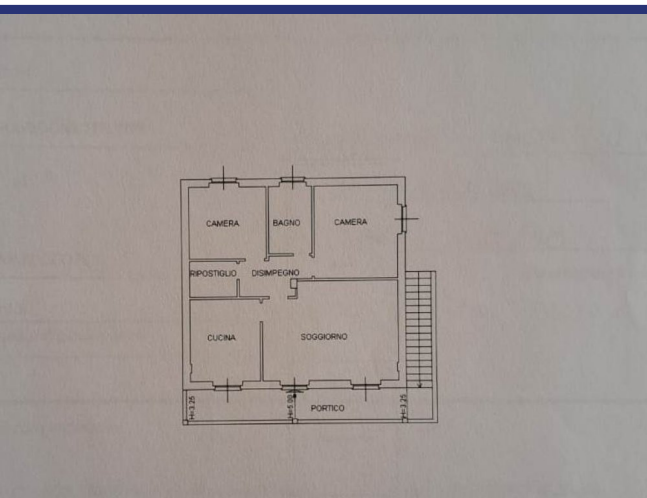
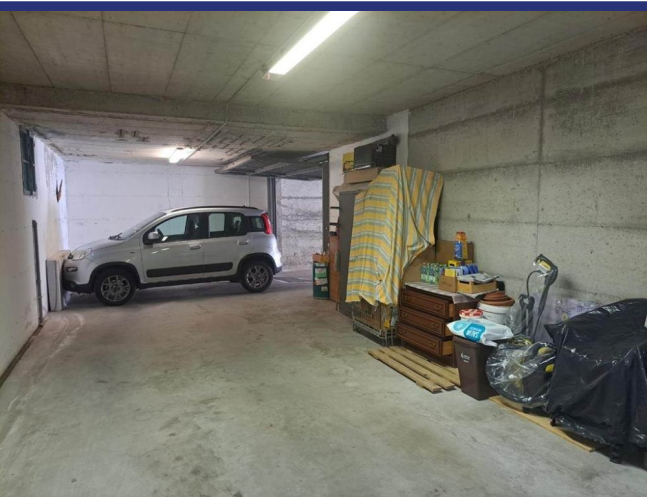
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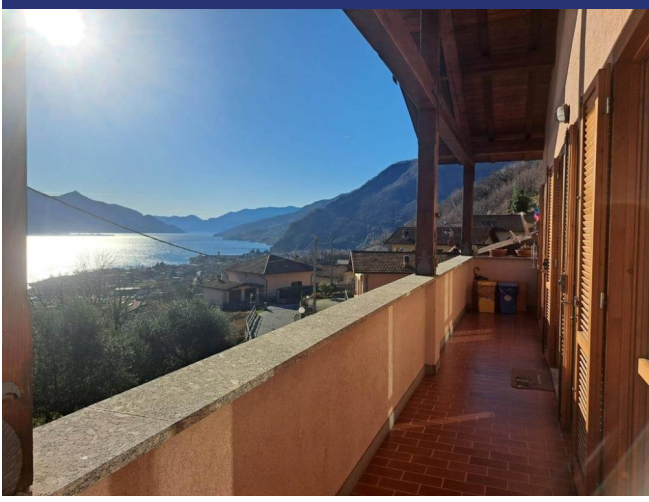




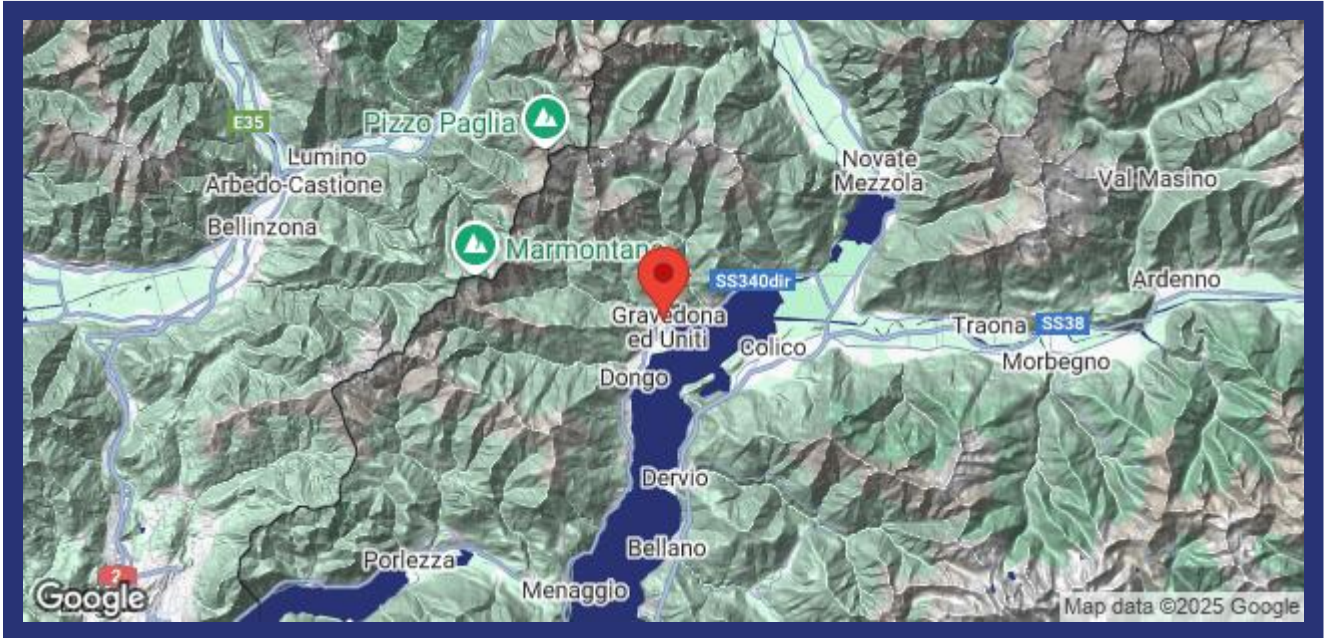


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# Location & Details



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

- Reference: 6087
- Apartement/In borgo
- Lakeview
- Panoramic View
- 1.5 km to Lake
- 1 km to Village
- Balcony
- Central Heating
- Fire Place
- Garage: Yes
- Asking Price: € 272.000
- Floorspace: 80 m<sup>2</sup>
- Bedrooms: 2
- Bathrooms: 1
- Rental Potential: Very 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?

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

