

# Lago di Como

## Gravedona ed Uniti

Ref. 6182: Gravedona ed Uniti- Detached house in village centre

Asking Price: € 490.000



# Description

This spacious and detached house in Gravedona with garden, offers a unique opportunity to live comfortably in on the beautiful Lake Como.

This charming house is located in the centre of Gravedona within walking distance of the lake and all amenities. An ideal family home for those looking for a home for permanent residence or as a holiday home for the whole family.

The spacious house is divided over two floors and in the basement we find a large storage room, central heating and a cellar. There is also a possibility to turn this space into a garage. This upgrade not only adds value to the house, but also provides a practical parking space or extra space for storing equipment.

## Cosy mezzanine

On the mezzanine floor, a bright hallway leads to the comfortable living room with a spacious balcony, perfect for relaxing on. The spacious dining kitchen is ideal for those who like to cook and receive guests. On the same floor there is also a bedroom and a bathroom.

## Upper floor sleeping area

The upper floor, accessible via an internal staircase, houses the sleeping area with exposed beams, which give the room a warm feel and rustic touch. Here we find two bedrooms, one with its own spacious sitting room living room and fireplace, and access to a large covered terrace with panoramic views. A second bathroom completes this floor, offering even more comfort and privacy.

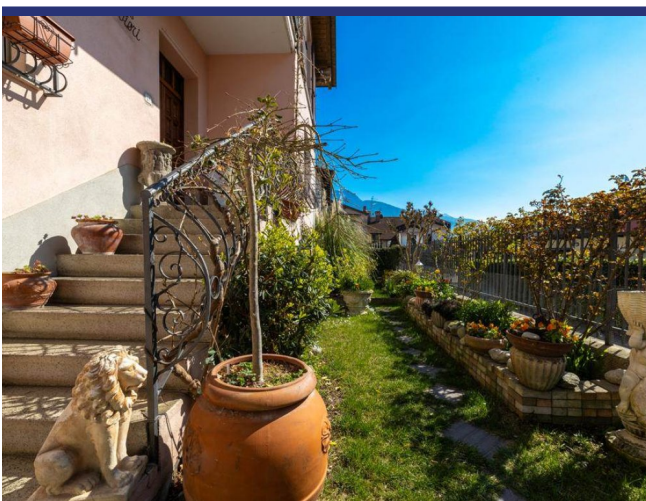
## Investment opportunity

A particularly interesting aspect of this detached house in Gravedona with garden is the possibility of dividing it into two independent flats. In fact, both floors are served by an external staircase and are already prepared with the necessary connections for the kitchen on the first floor. This property makes it ideal not only as a first home, but also as an investment for those who want to keep part of the house for their own use and rent out part to generate income.

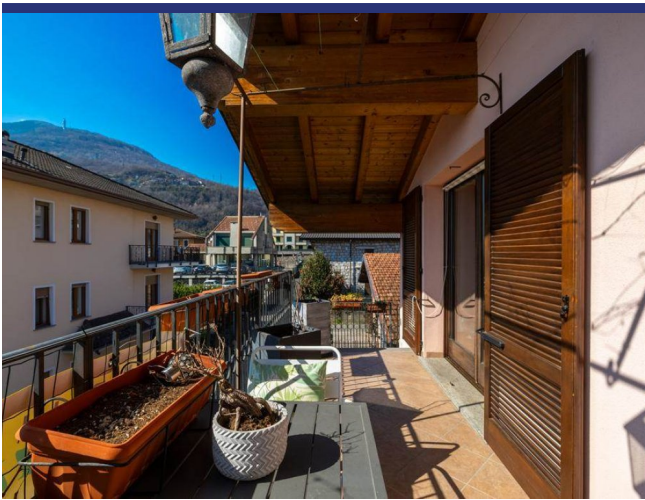
This house is just a stone's throw from the lake and all the facilities offered by the cosy and well-known resort of Gravedona. Don't miss this opportunity to discover the full potential of this charming property in Gravedona.

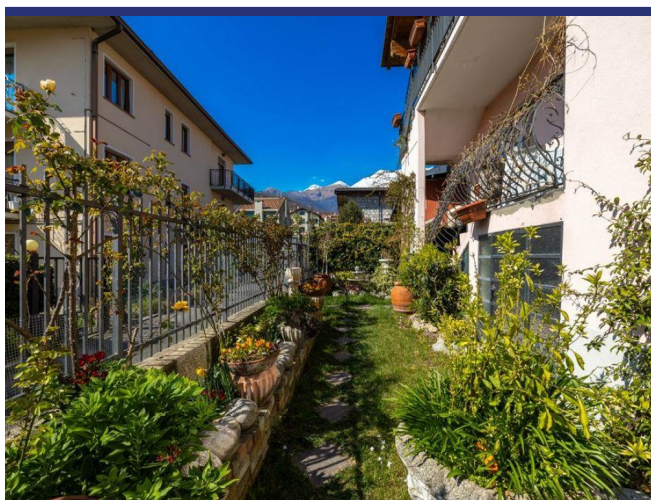
Contact us for more information or to schedule a viewing!

# Pictures

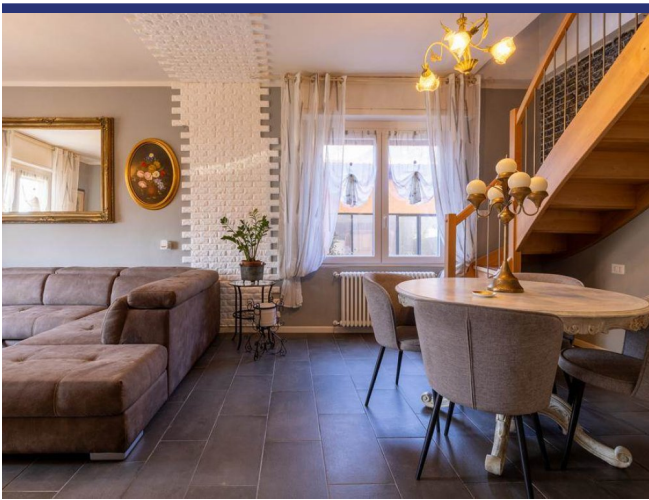
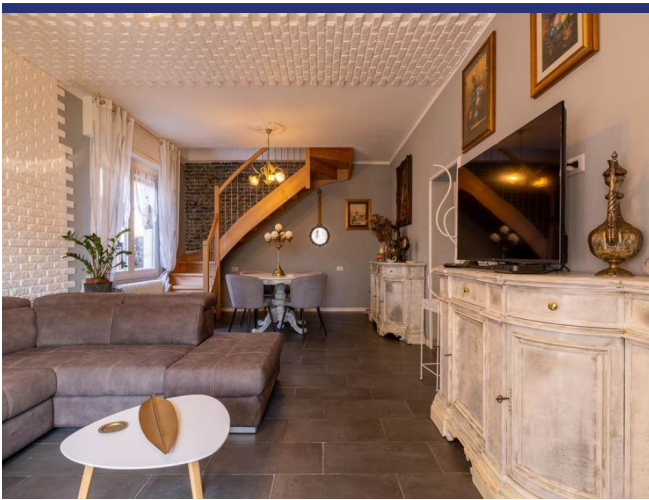


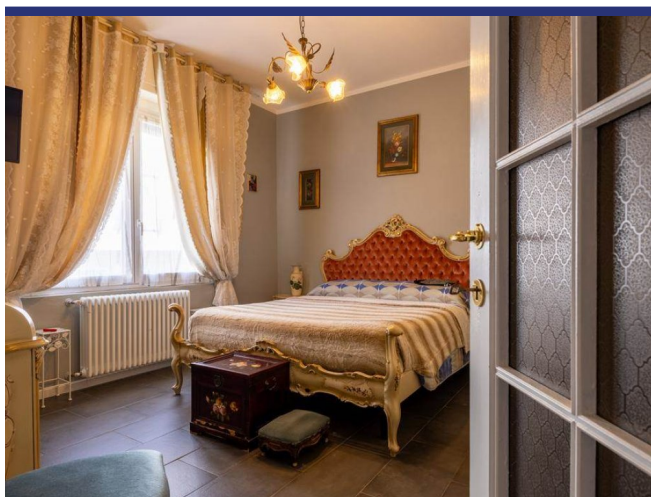


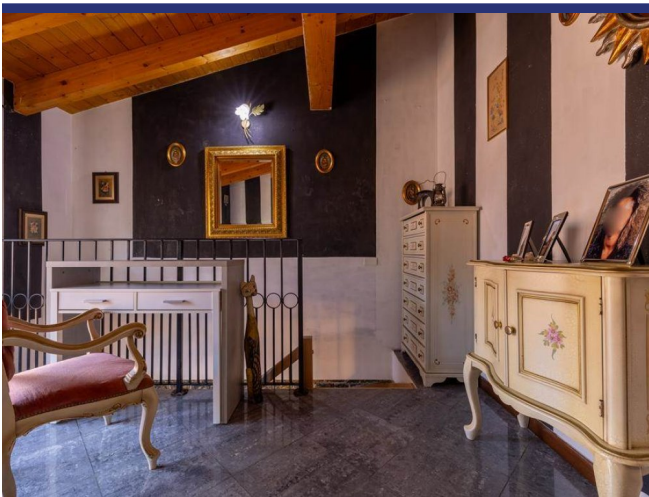
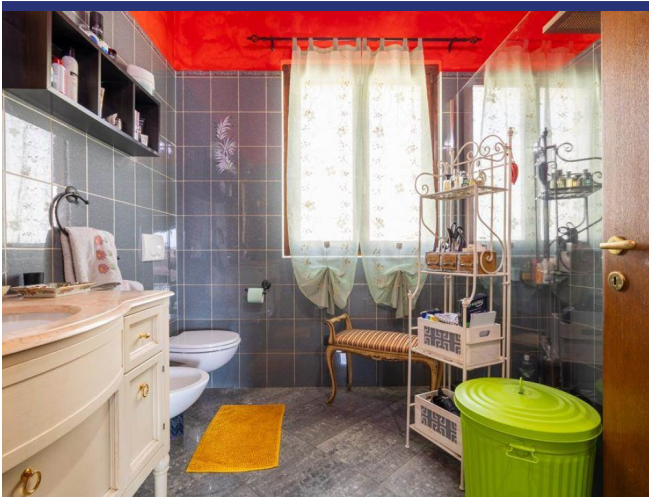
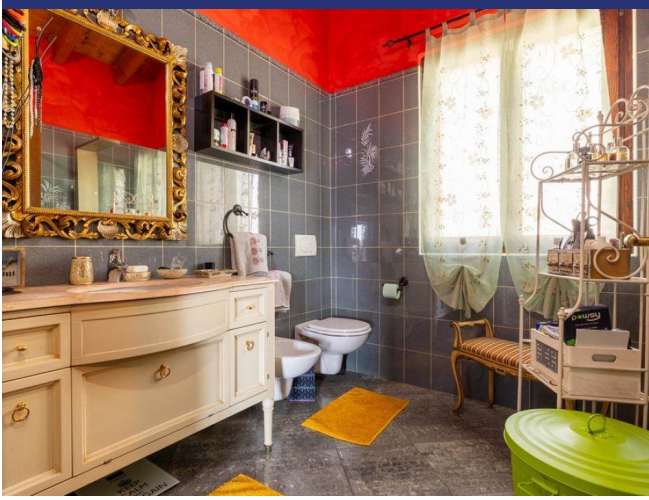




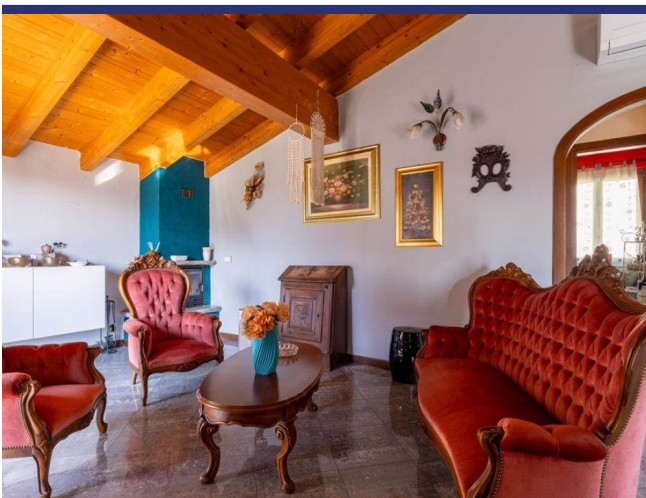


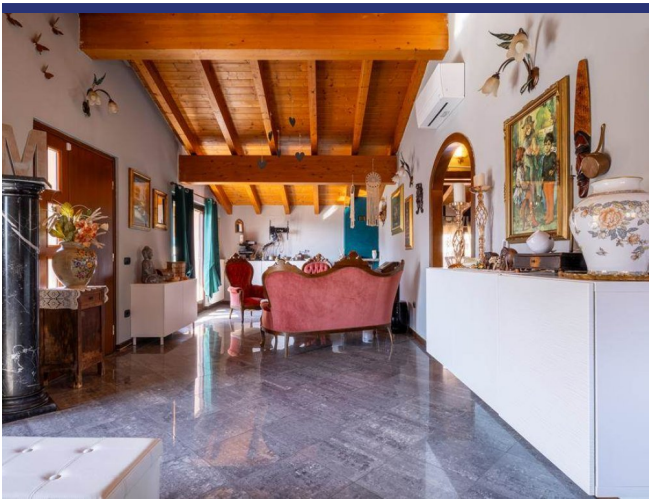
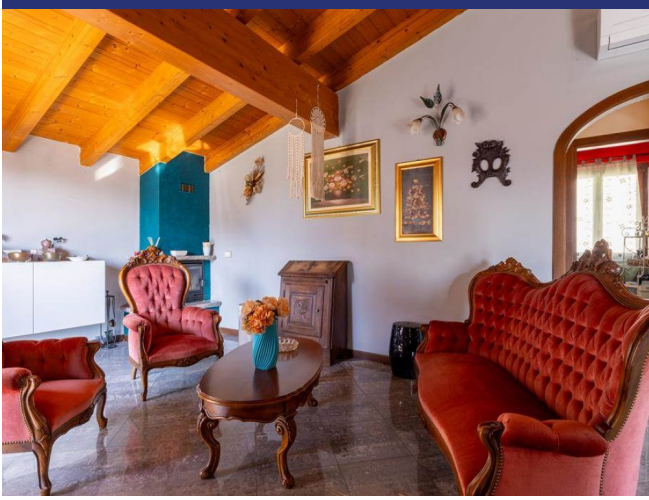




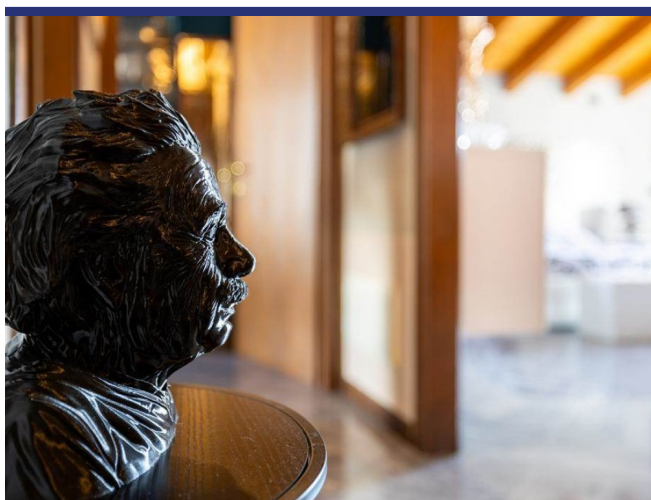
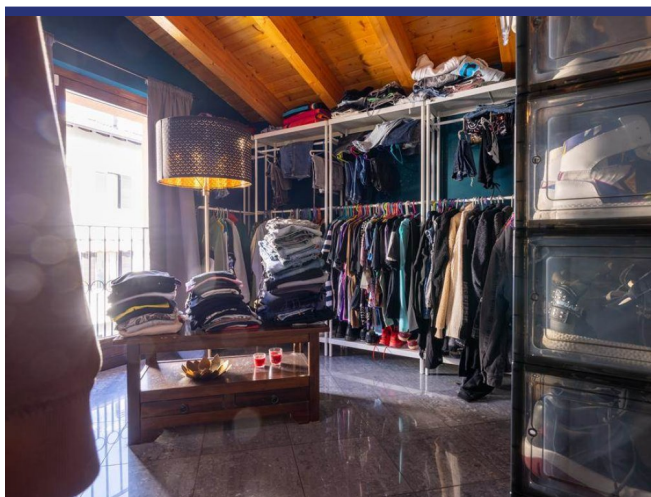




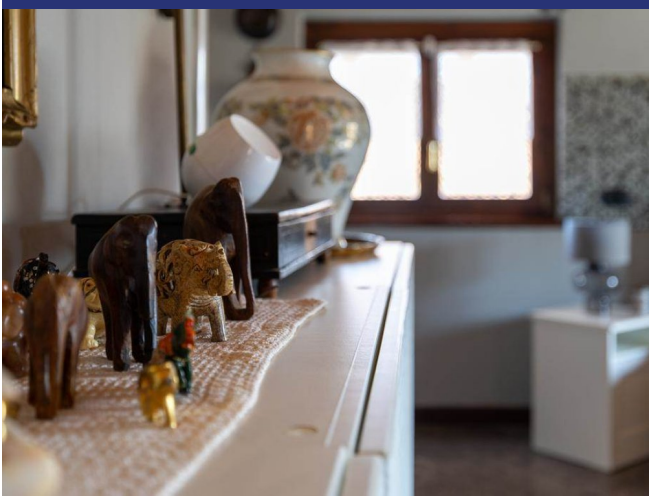


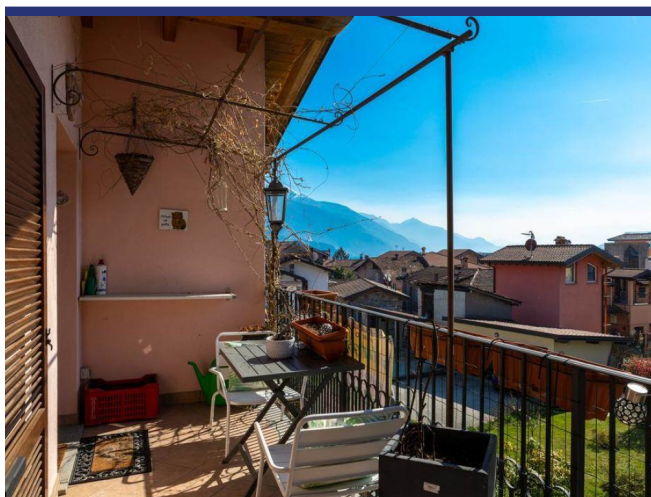
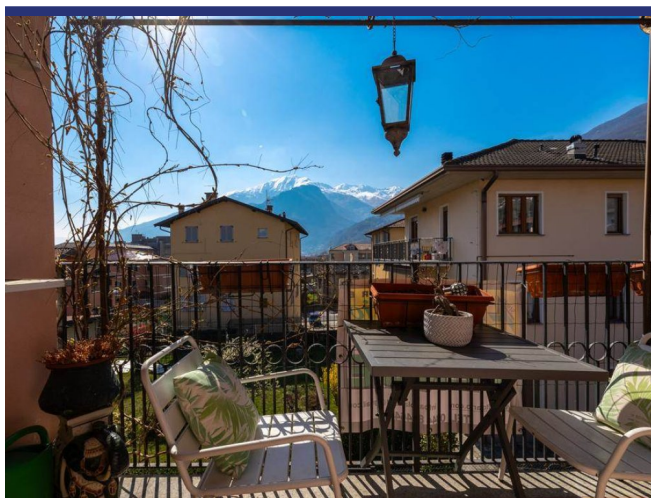


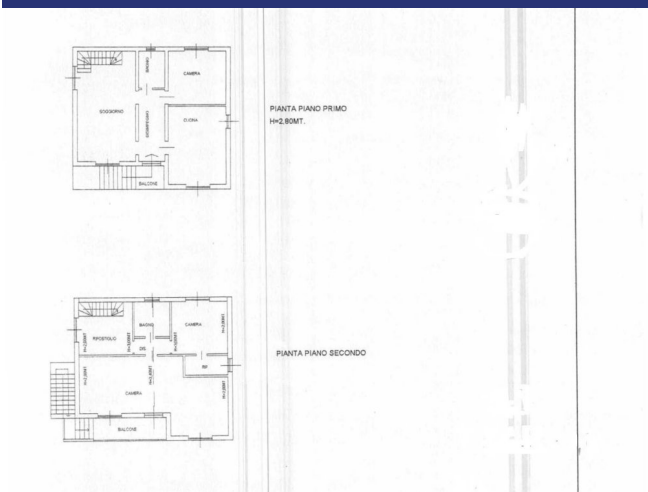
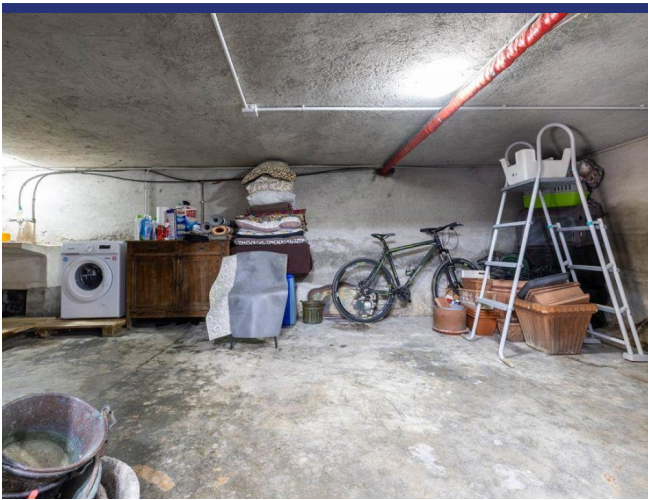
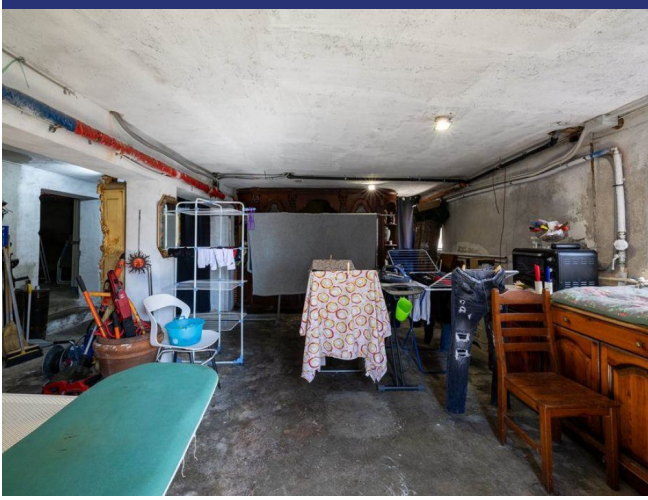




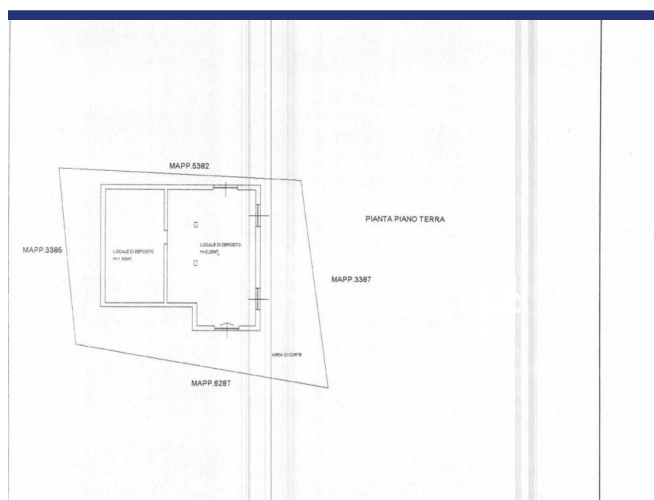




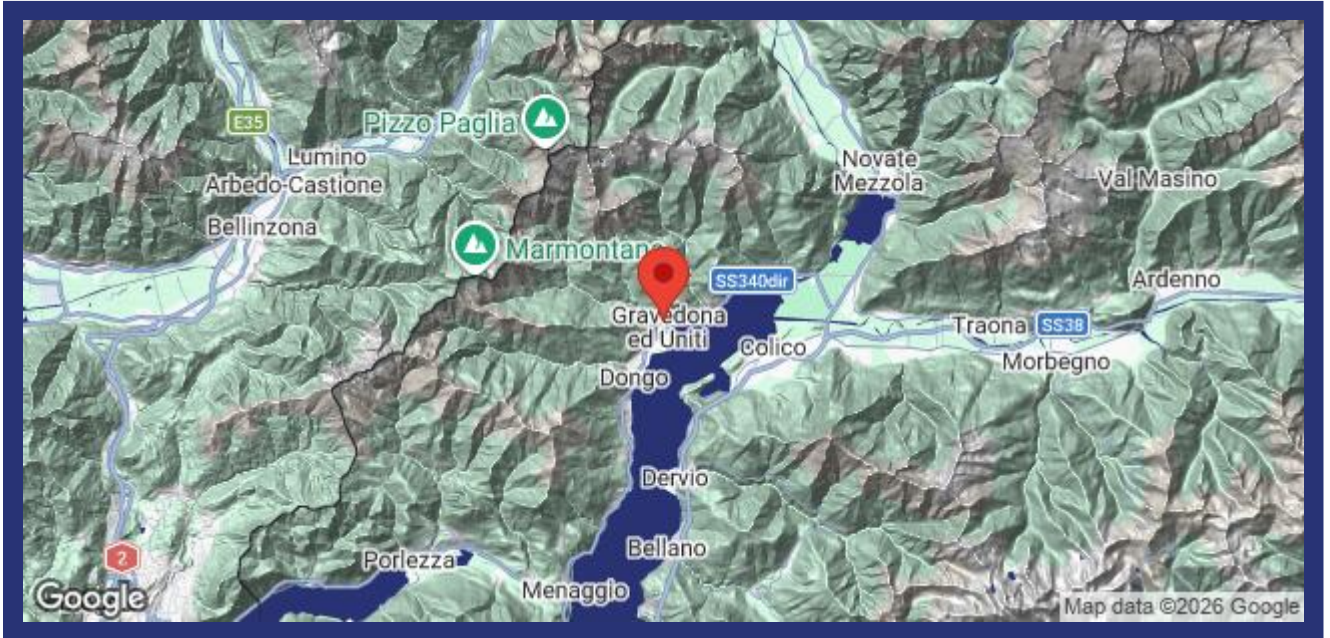








# Location & Details



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

- Reference: 6182
- Villa/Farmhouse
- Village House/Cottage
- 0.8 km to Lake
- Garden
- Balcony
- Central Heating
- Fire Place
- Garage: To be realised
- Asking Price: € 490.000
- Floorspace: 200 m<sup>2</sup>
- SQM Plot: 100 m<sup>2</sup>
- Bedrooms: 3
- 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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