

# Lago di Como

## Griante

Ref. 5214: Lake Como - Griante: Luxury detached villa with garden, pool and lake views.  
Asking Price: € 2.700.000



# Description

This beautiful villa is spread over two spacious floors. The living area is on the upper floor, accessed by an elegant staircase or lift, and consists of a large, bright living room with an antique wooden mezzanine floor used as a reading room, a kitchen with access to the large veranda, and a garden with breathtaking views, a master bedroom with walk-in closet and private bathroom and a large covered terrace. There is also a laundry room and a toilet.

The ground floor consists of a spacious study, 2 bedrooms with direct access to the garden, 2 bathrooms, one with a sauna, a laundry room, a cellar, and a boiler room.

Around the house there is a beautifully landscaped garden and a swimming pool with a natural filter, i.e. fed by water naturally filtered by aquatic plants in a separate pool nearby the pool, in the rock at pool level has been created a small storage room.

The property has got a large garage on the ground floor that can accommodate up to four cars.

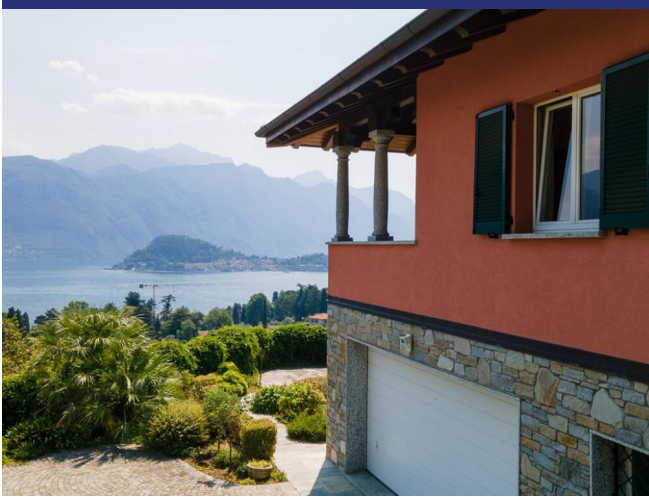
The villa has the highest quality standards of construction and finishings. There is an alarm system, solar panels for domestic water, and a video intercom.

A unique and valuable investment on Lake Como!

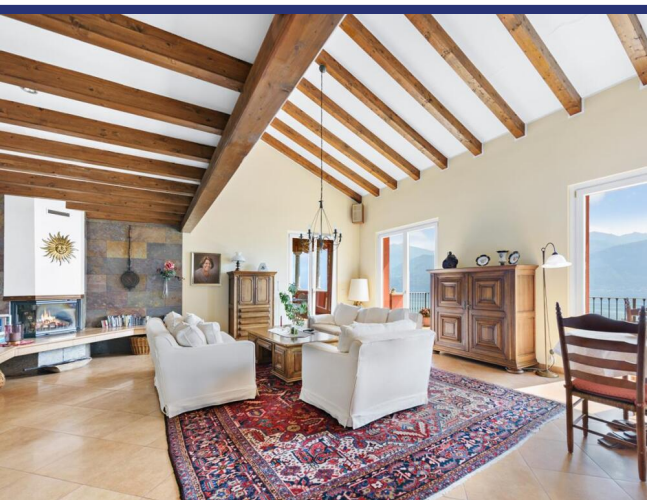


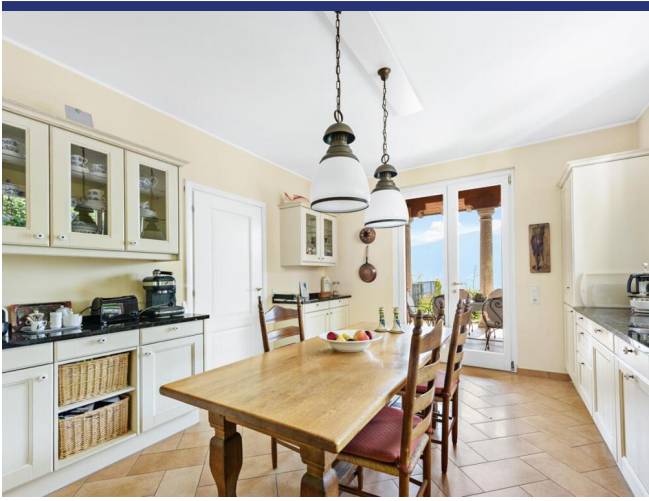
# Pictures

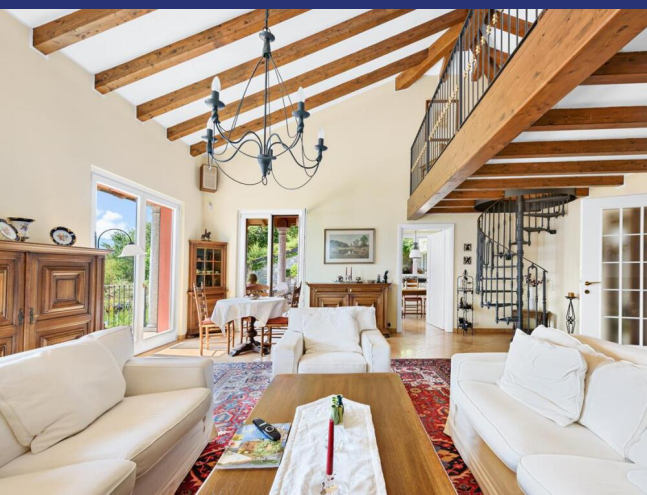
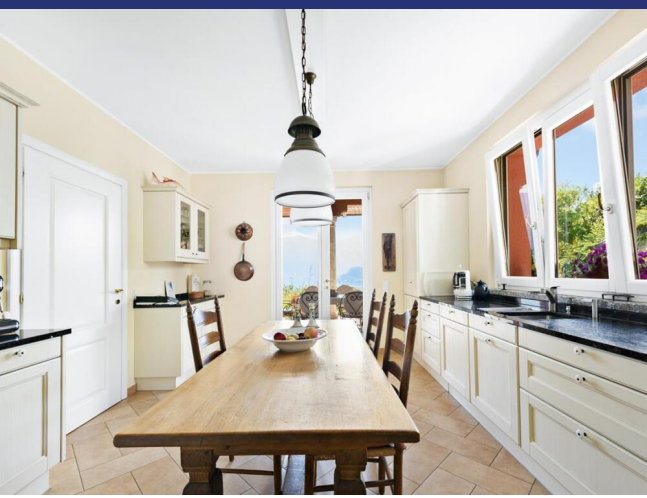




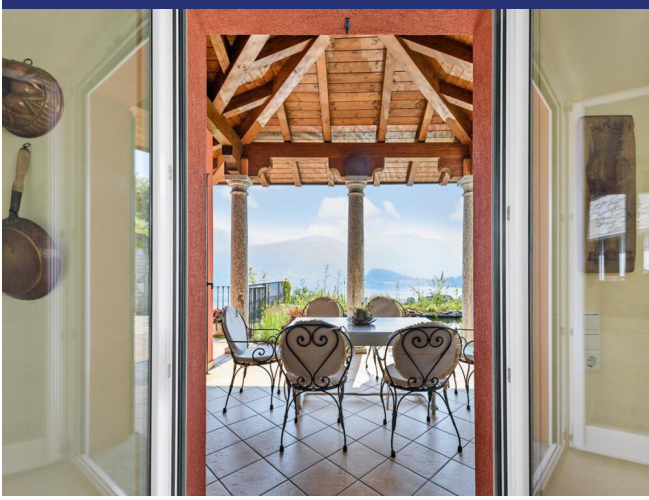




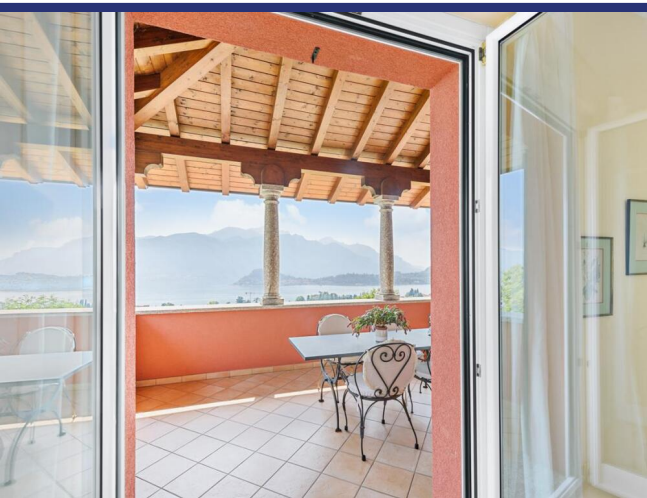
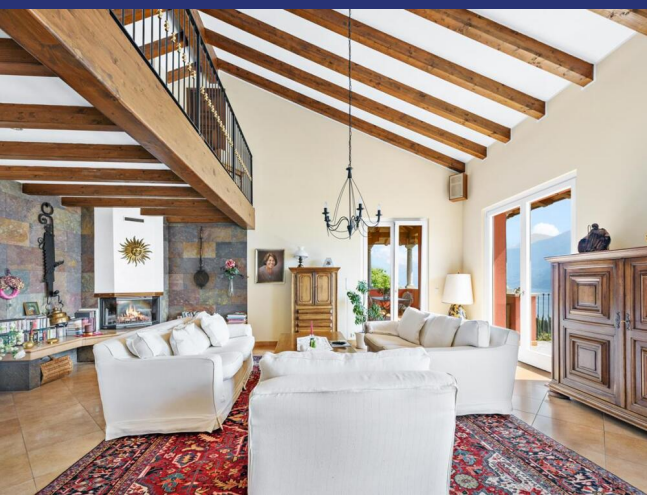


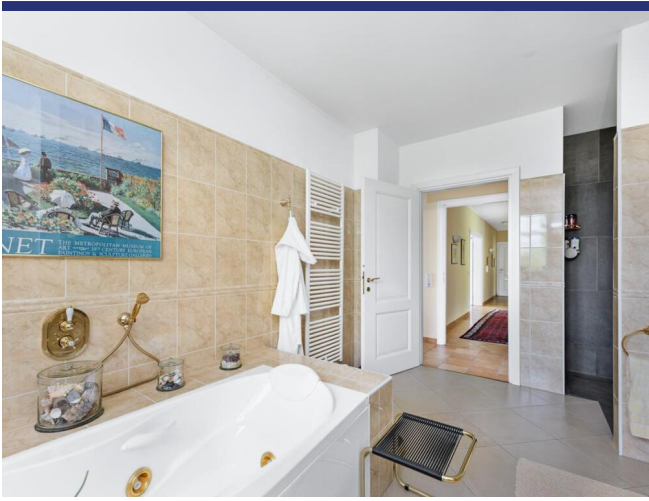
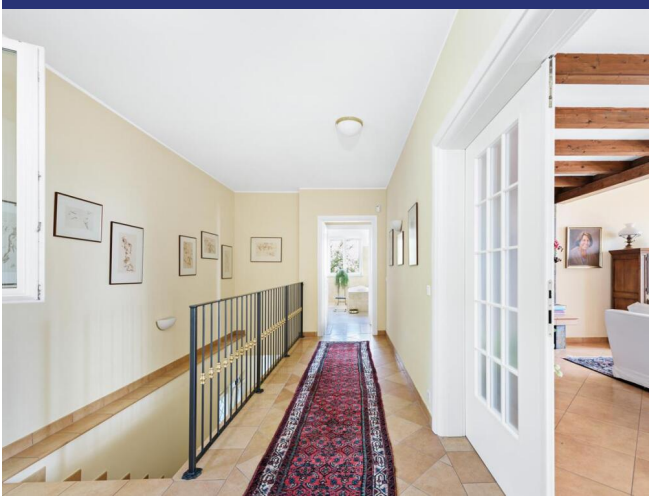




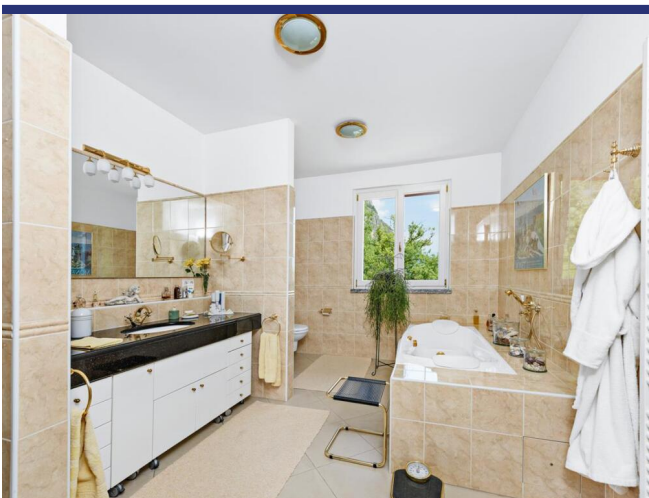
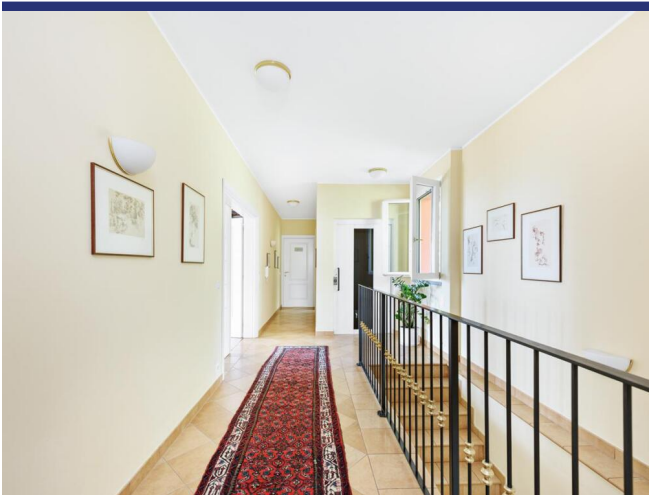
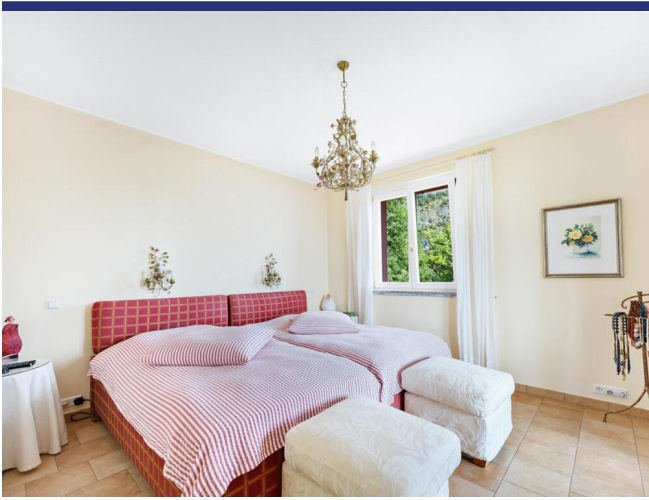


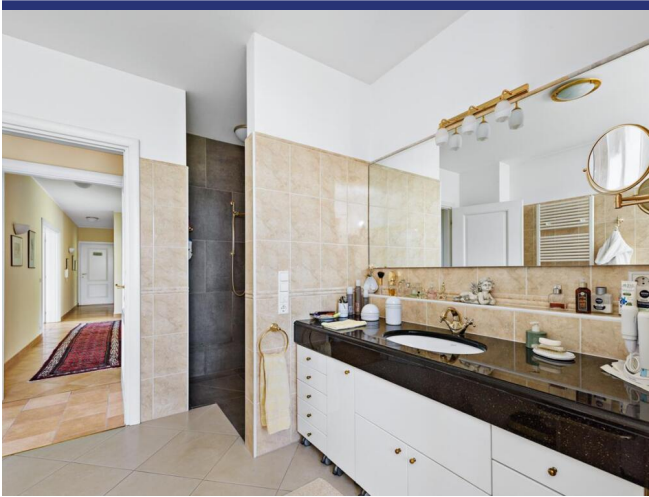
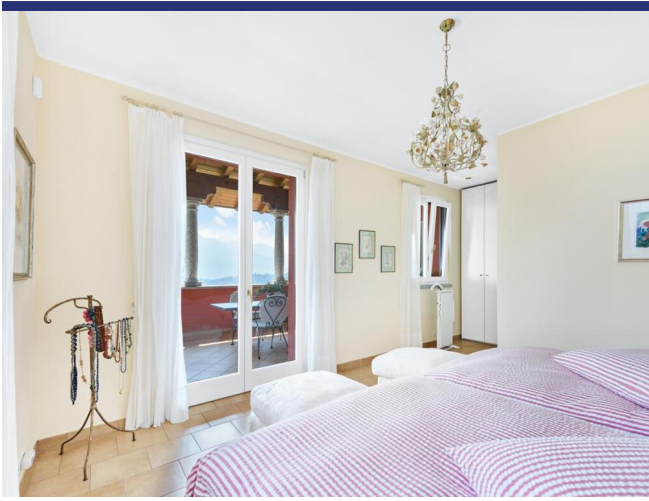
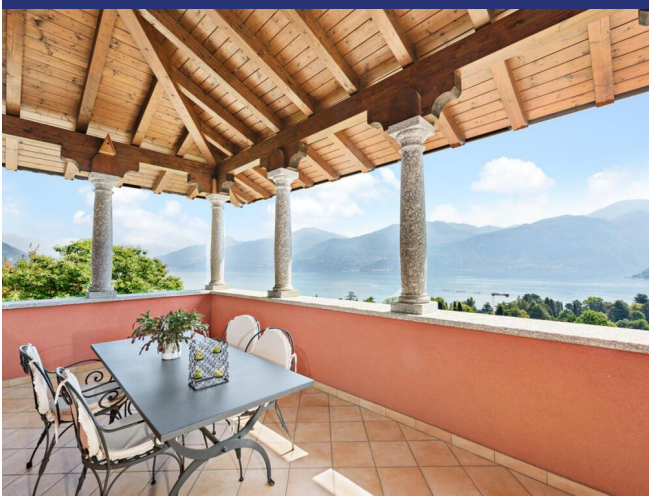




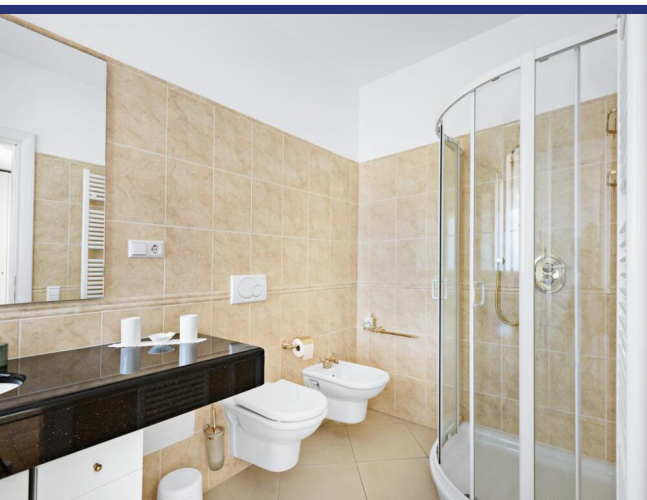






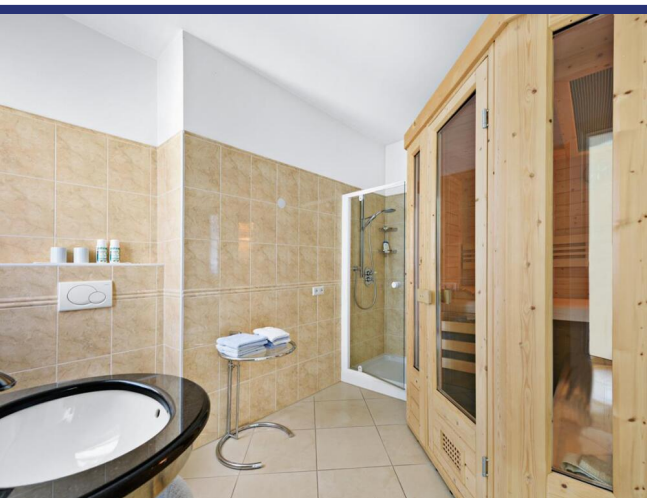


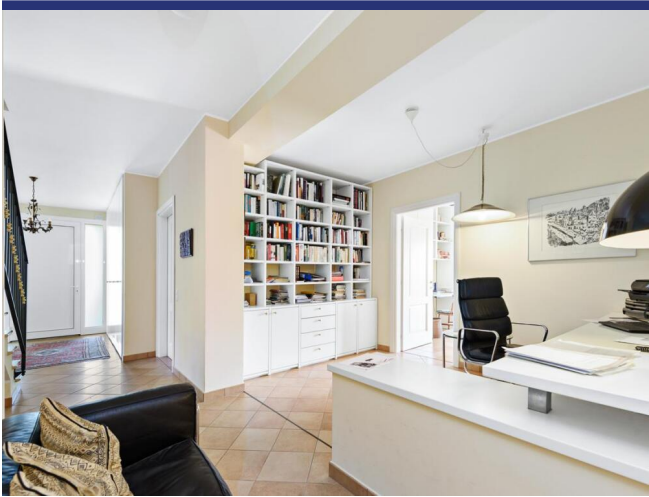
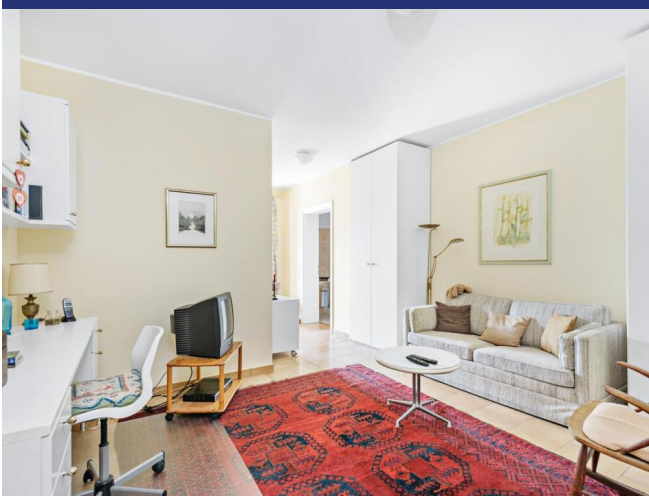


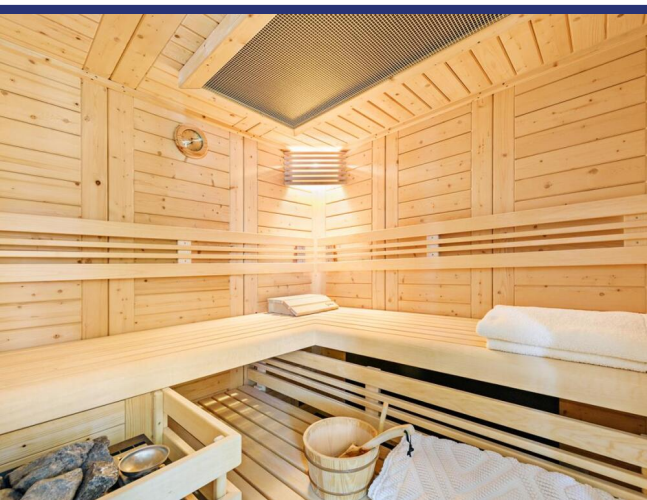




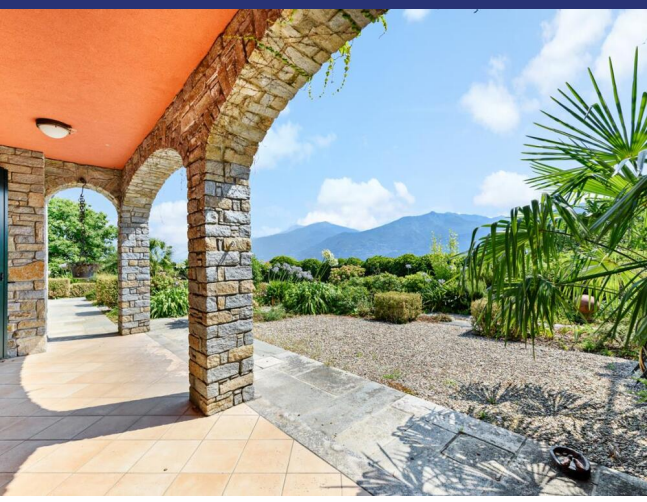




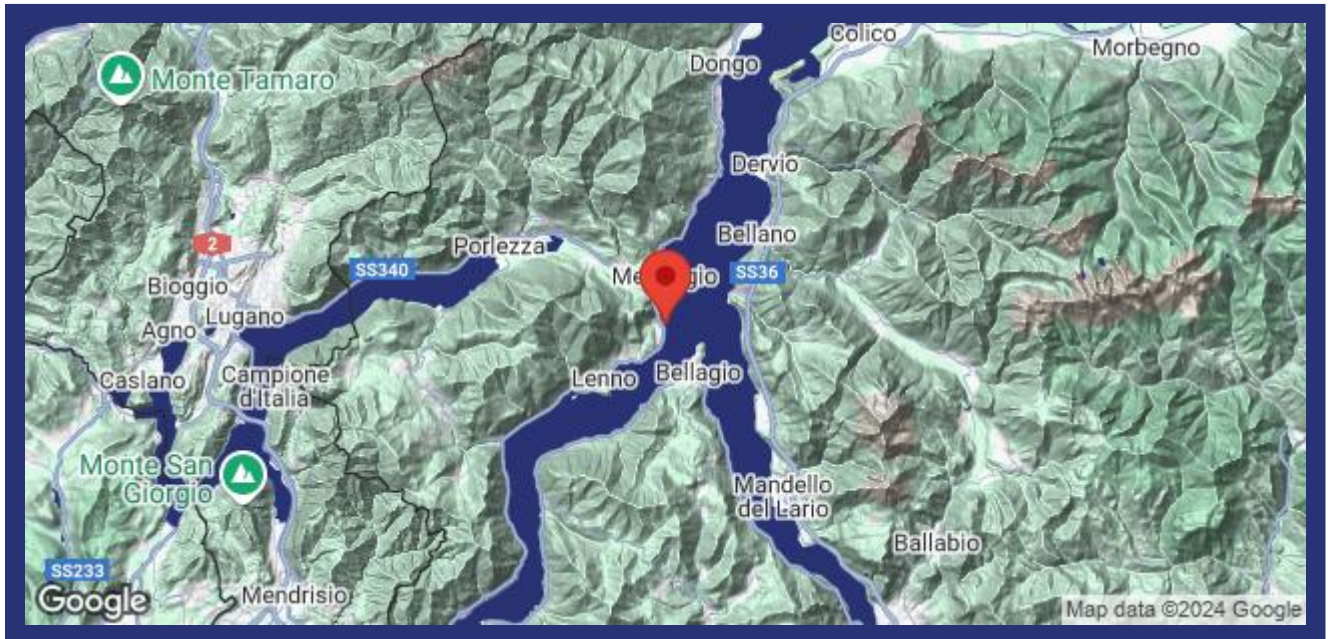








# Location & Details



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

- Reference: 5214
- Villa/Farmhouse
- Lakeview
- Panoramic View
- 2 km to Lake
- 2 km to Village
- Garden
- Terrace
- Balcony
- Central Heating
- Garage: Yes
- Pool: Yes
- Asking Price: € 2.700.000
- Floorspace: 280 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very 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

