

# Lago di Como

## Menaggio

Ref. 6124: Menaggio - Luxurious apartment in the centre of town, with pool and lake views.  
Asking Price: € 1.675.000



# Description

In the heart of Menaggio, within walking distance of the lake and all facilities, we offer an exclusive flat on the top floors of a very well-maintained and historic building. The luxury residential complex with a lift consists of eight flats with a beautiful swimming pool for common use. Through the historical centre there is a pedestrian entrance to the "Palazzo", and by car one enters through the rear entrance into the closed courtyard where the parking spaces are located.

The apartment is on the second and last floor and can be reached via the imposing staircase or by lift. The flat is spread over three floors:

The first level is reserved for the spacious living room with a large open space, overlooking the garden, pool and solarium from the balcony. The dining room, with a beautiful oval wooden offers space to enjoy a delicious lunch or dinner with friends and family. The beautiful fully fitted open-plan kitchen is equipped with modern appliances.

This floor is characterised by a high beamed ceiling and Velux windows, which flood this space with natural light.

Also on this floor is the master bedroom with a balcony, and a modern bathroom with a bathtub.

Through the industrial wooden and iron staircase, we find on the second floor of this flat three beautiful rooms used as bedrooms, a bathroom with shower and a laundry room.

On the top floor is the "Toretta", a romantic tower room with large windows on three sides overlooking the rooftops of Menaggio's historical centre, the lake, and Bellagio. This room is furnished with a nice lounge area, for relaxing and enjoying the beautiful view.

The interior style is modern with light and bright colours, natural materials such as oak parquet floors in the living and bedrooms, ceramics in the bathrooms and industrial touches such as glass and iron doors.

There is a heat pump for underfloor heating and cooling.

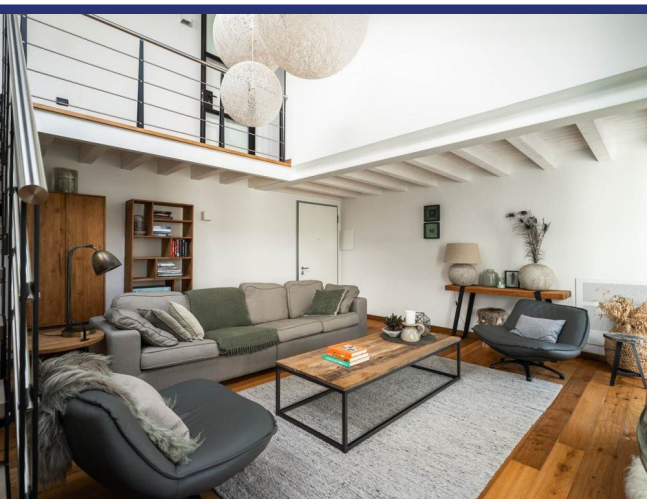
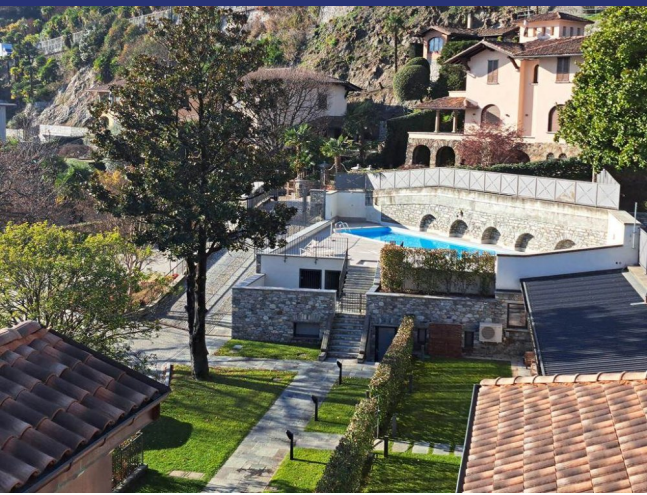
There is a parking space inside the gate in the communal courtyard and a storage room on the first floor of the building.

A beautiful flat in the centre of the well-known and cosy town of Menaggio, within walking distance of all facilities and the lake.

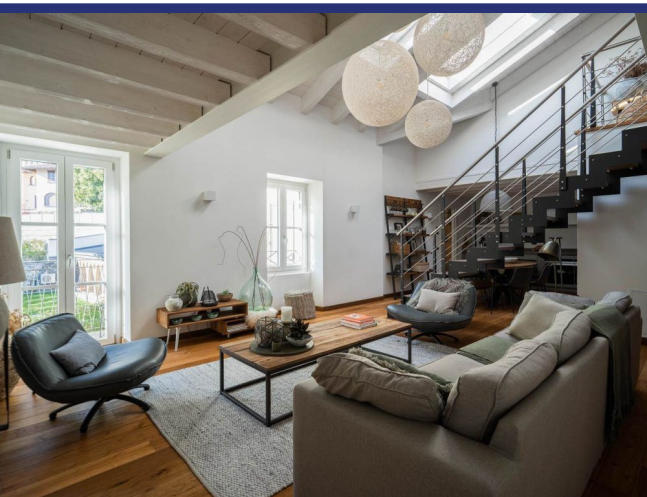
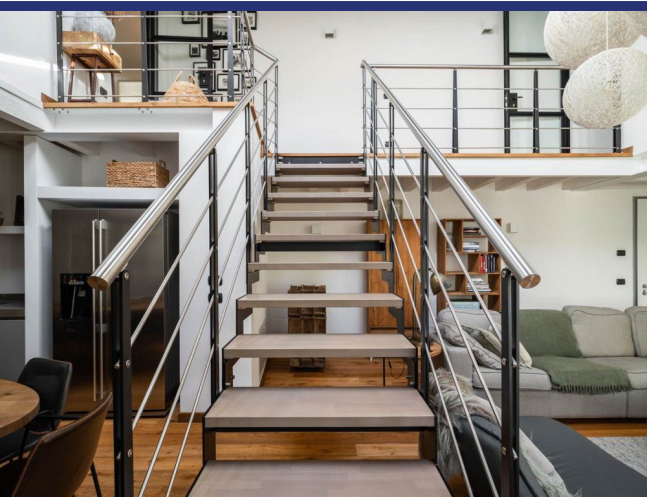
Suitable for permanent living, as an investment, or as a luxury holiday home!

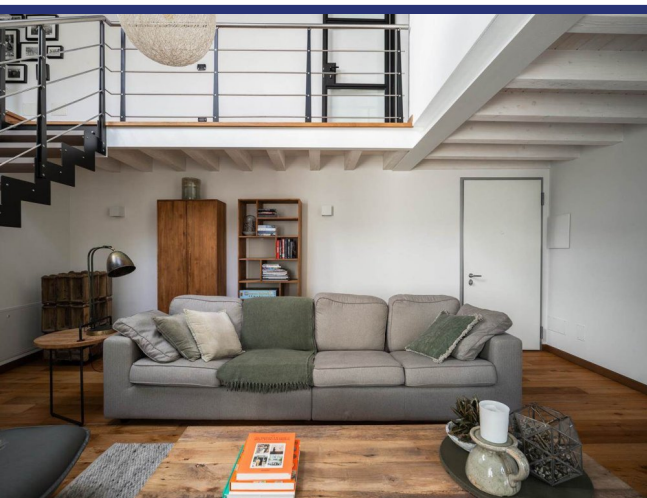
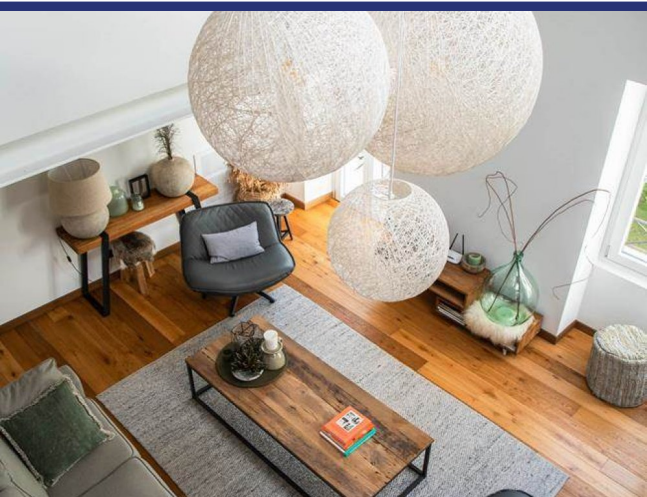
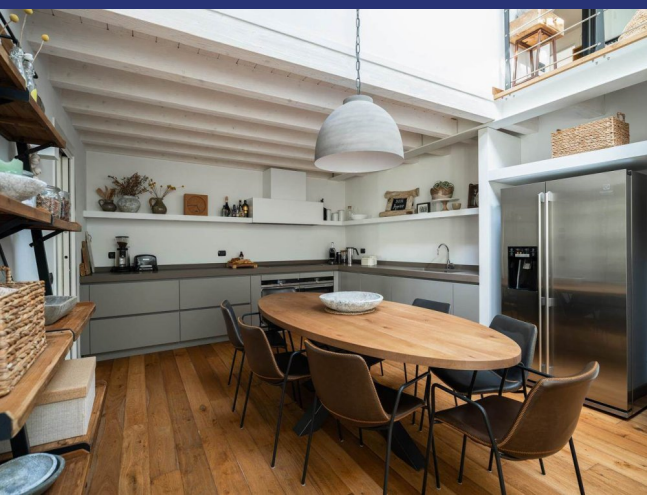
Features: Air conditioning, Lift, Electric gate, Double glazing, Double entrance, Satellite system, Independent entrance, Laundry room, Swimming pool, Armoured door, Parking, Storage, Village centre, Views

# Pictures



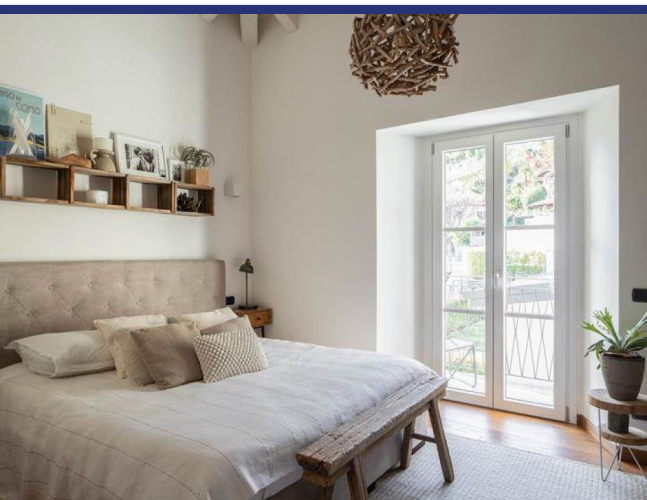
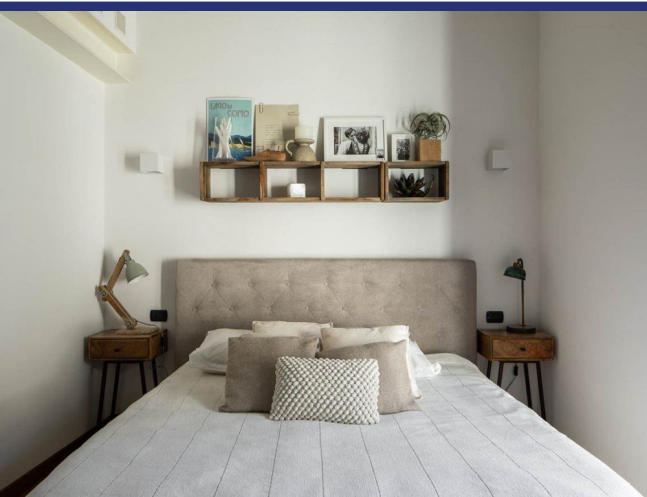
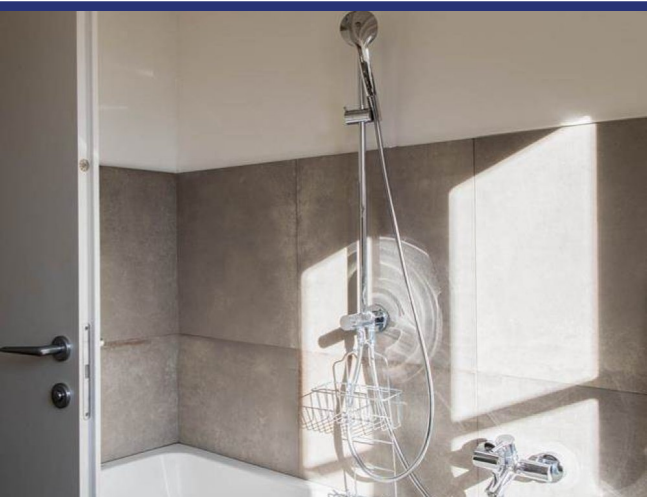


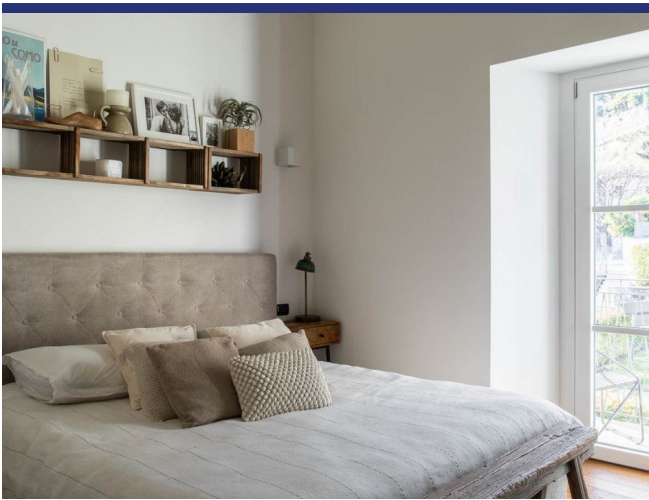




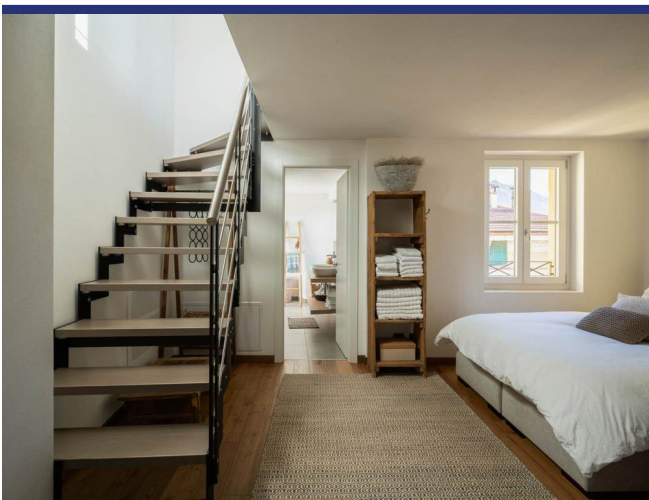
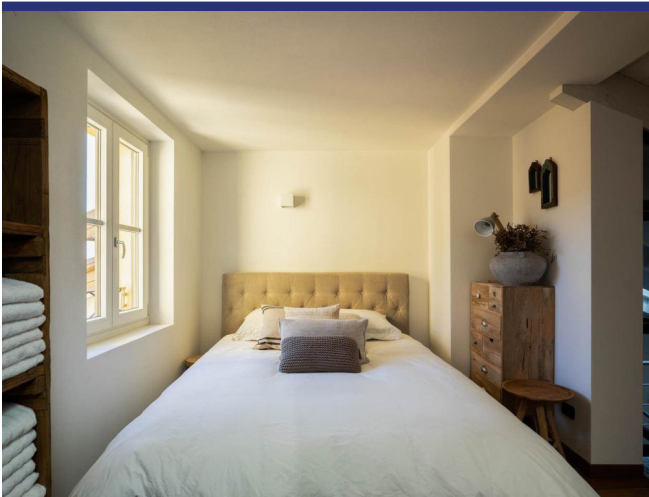
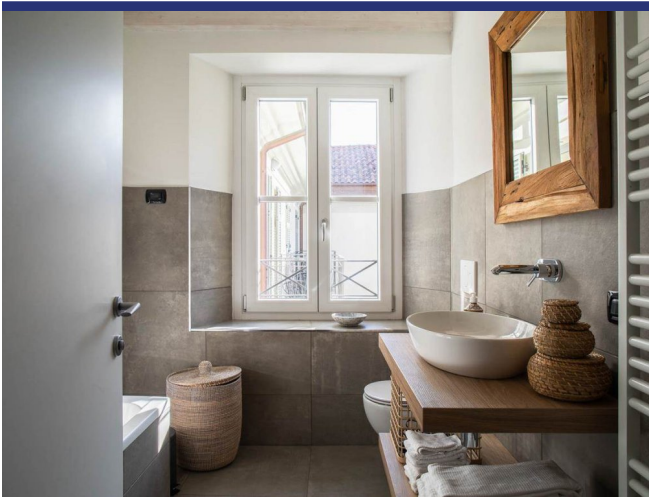


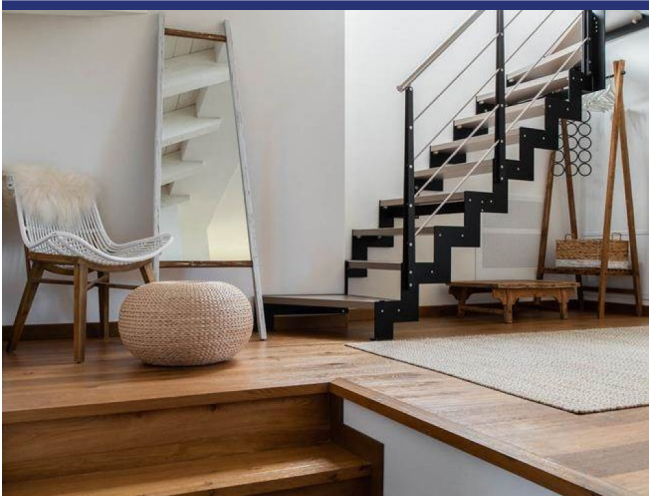
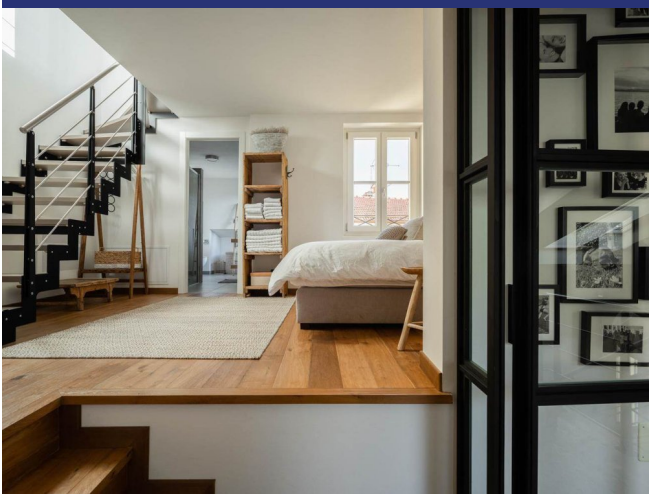
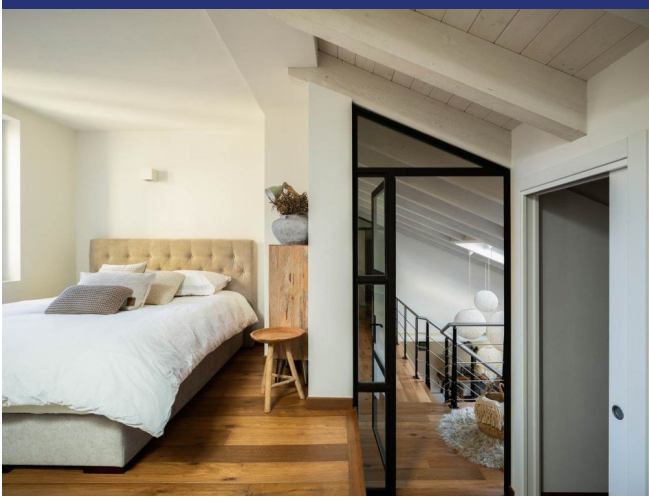


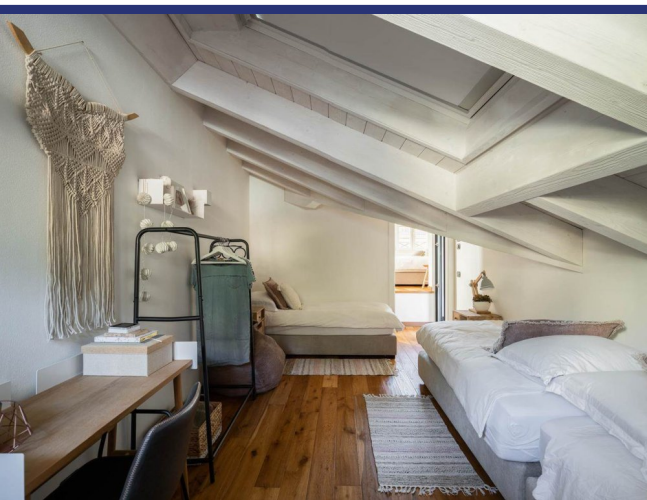
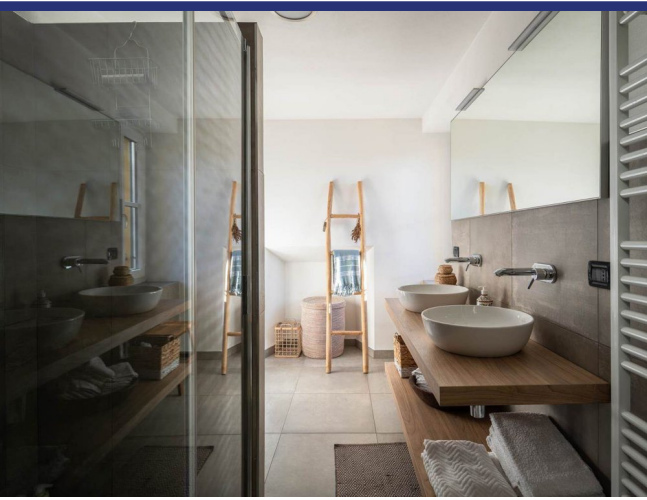




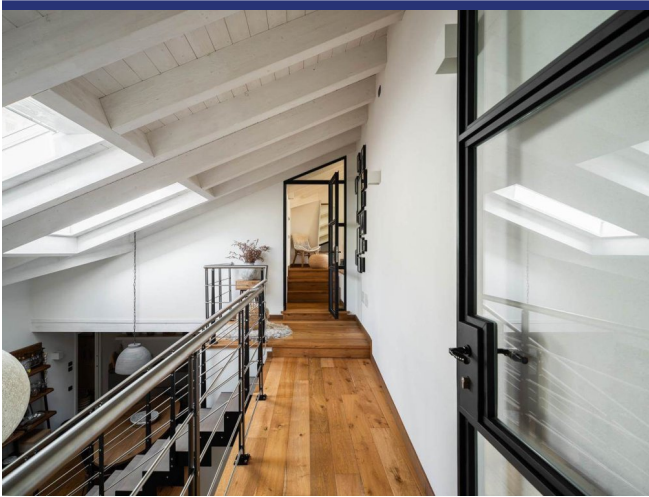
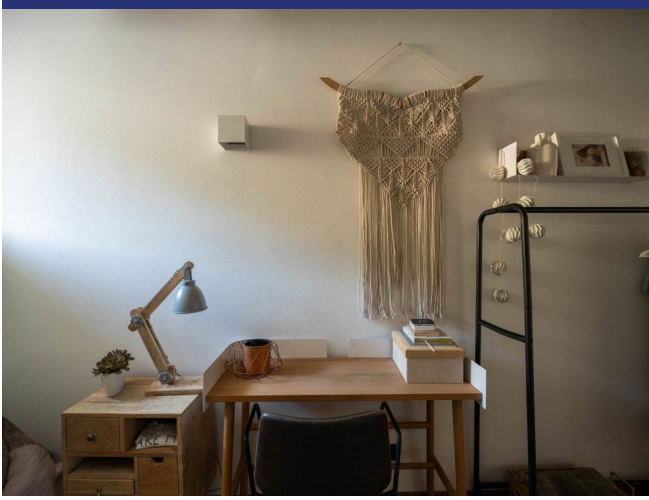


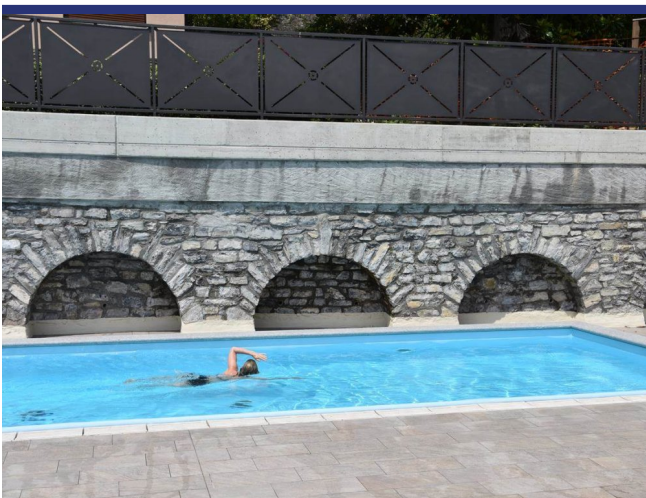












# Location & Details



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

- Reference: 6124
- Apartement/In borgo
- Lakeview
- 0.5 km to Lake
- Terrace
- Balcony
- Airo
- Garage: Parking Space
- Pool: Yes
- Asking Price: € 1.675.000
- Floorspace: 180 m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 2
- 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

