

# Lago di Como

## Tremezzina

Ref. 4791: Tremezzina - Lake Como: Beautiful detached villa with private park garden and swimming pool.

Asking Price: € 2.900.000



# Description

This beautiful detached villa on two floors and a basement has all spacious and bright rooms.

On the ground floor there is a large living room with fireplace and dining area giving direct access to the patio overlooking the garden. the kitchen with dedicated outdoor barbecue area, 3 bedrooms all with walk-in closets and three bathrooms;

The wooden staircase leads to the first floor, where there are two further bedrooms with respective bathrooms and a large room used as a library/studio, looking on the the living room below.

In the basement there is a laundry room, storage room and central heating room.

Furthermore there is an outbuilding in the private park garden of approximately 80 sqm divided over two floors that needs to be refurbished, which could be used as an independent guest house.

In addition, there is still the possibility on the piece of land to build an extra building with a volume of max. 841 m<sup>3</sup>

An ideal place for lovers of peace and nature, with a view on the lake and the mountains. The Tremezzina zone is currently one of the highest valued areas on Lake Como and therefor an interesting place to invest in a beautiful luxury holiday home or to purchase for permanent residence.

# Pictures



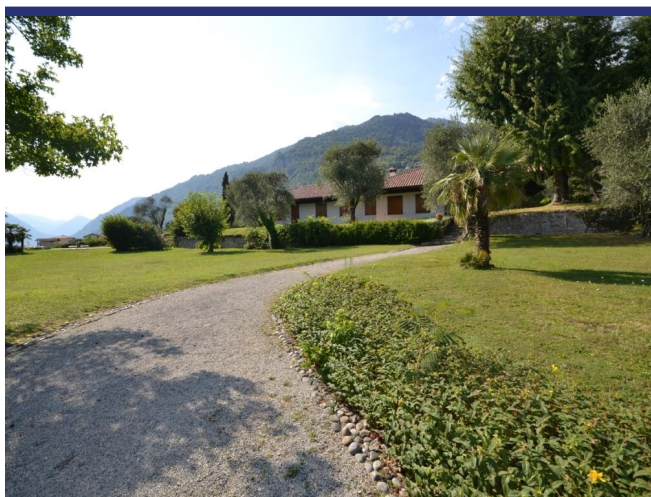










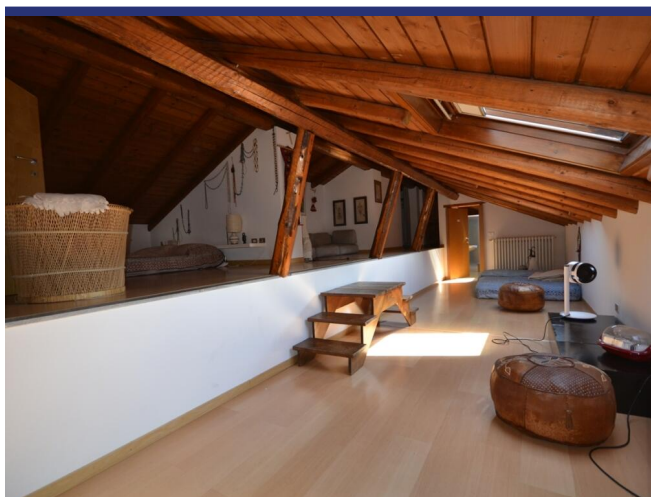
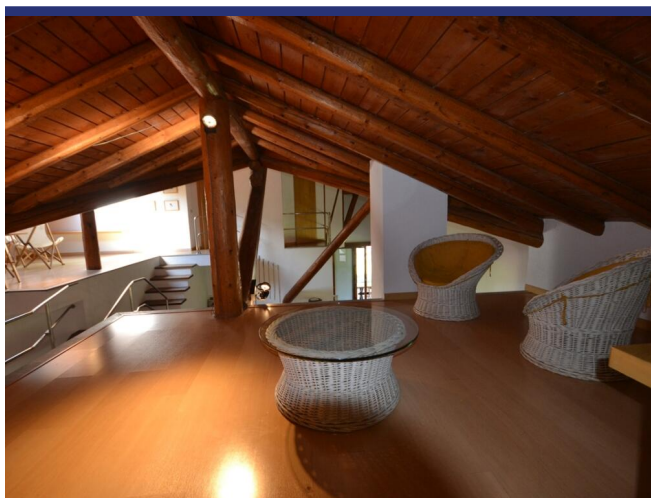
















# Location & Details



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

- Reference: 4791
- Villa/Farmhouse
- Lakeview
- Asking Price: € 2.900.000
- Floorspace: 485 m<sup>2</sup>
- SQM Plot: 13000 m<sup>2</sup>
- Bedrooms: 5
- Bathrooms: 5
- 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?

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