

# Lombardia

## Tremezzina

Ref. 6038: Tremezzina - Semi-detached house with garden and lake views  
Asking Price: € 900.000



# Description

Superb semi-detached house under renovation, situated in a privileged location with excellent sun exposure and just minutes from the lake, park, bars and restaurants, a small harbour and amenities.

The house is detached on three sides and spread over four levels for a total of 180 square metres, and also has a 250-square-metre garden and four parking spaces.

The renovation project envisages on the first floor a spacious living room with open kitchen, balcony and bathroom; on the ground floor two bedrooms with bathroom and on the second floor, lastly, the large master bedroom of about 30 square metres with private bathroom and lakeside terrace. The basement houses the laundry/storage room.

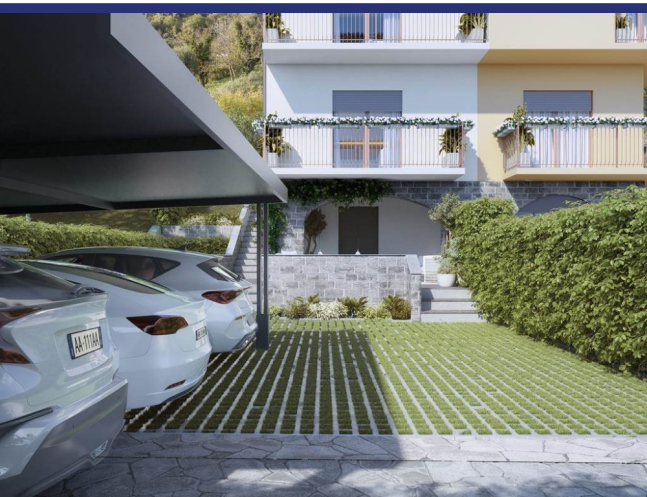
The house will be delivered fully renovated, equipped with the best finishing materials and insulation, with underfloor heating, heat pump, air conditioning, photovoltaic panels and thermal insulation ensuring a category A energy rating.

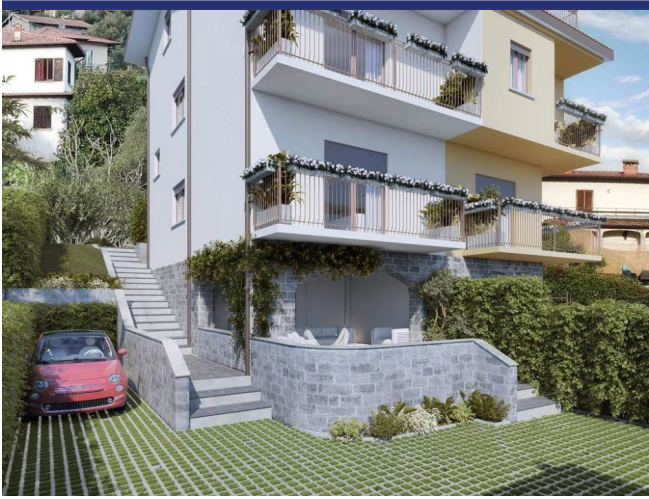
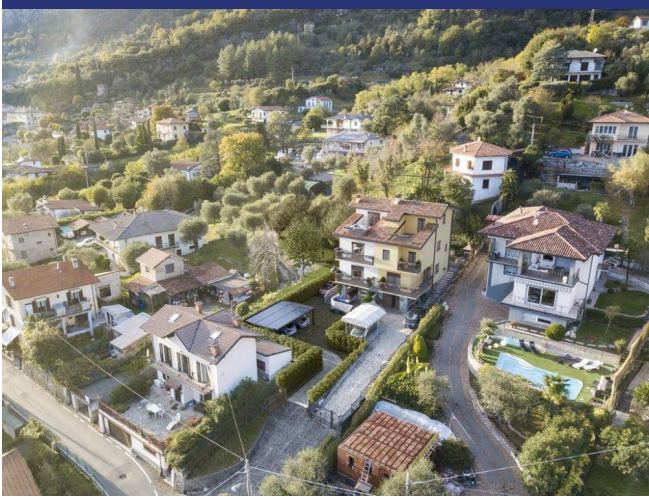
Furthermore, at this stage, there is still the opportunity to customise the interior finishes to your taste to make this house truly yours.

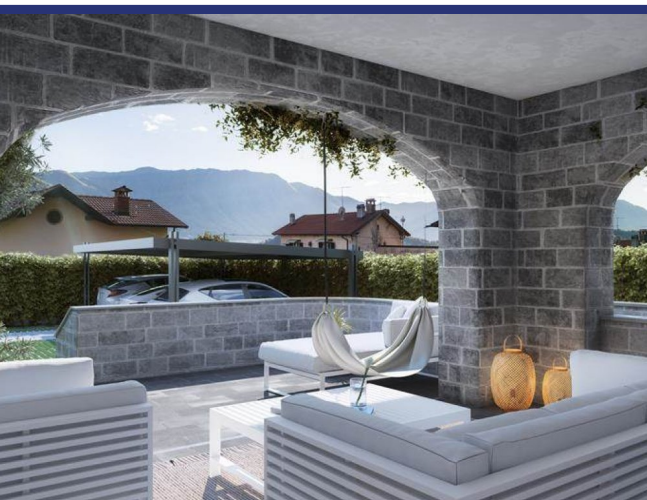
Features:

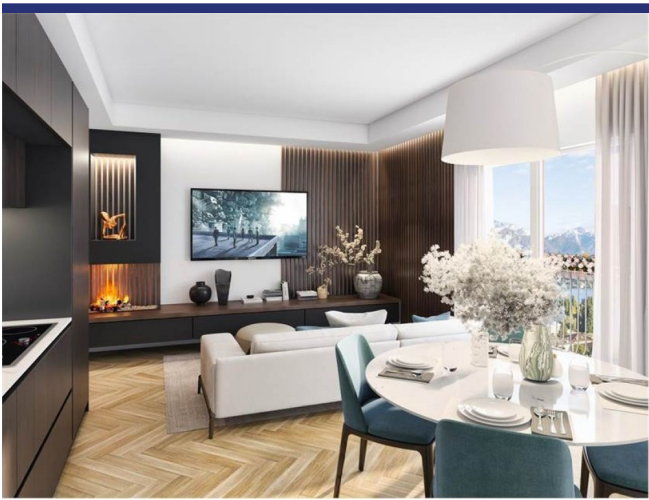
Burglar alarm, Air conditioning, Electric gate, Double glazing, Domotics system, Photovoltaic system, Satellite system, Independent entrance, Laundry, Solar panels, Armoured door, Outdoor tables, Video surveillance

# Pictures

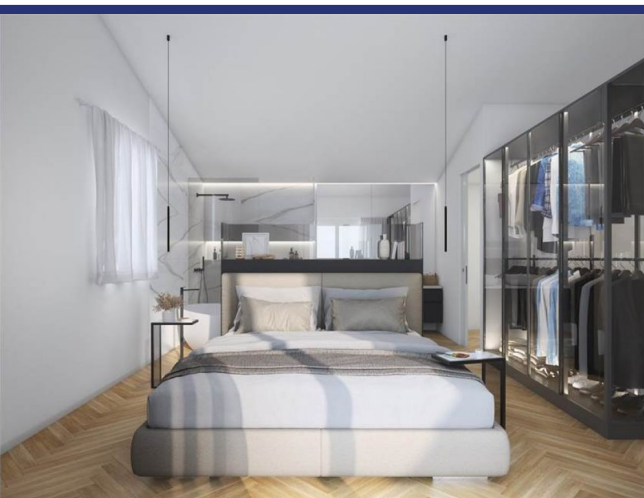
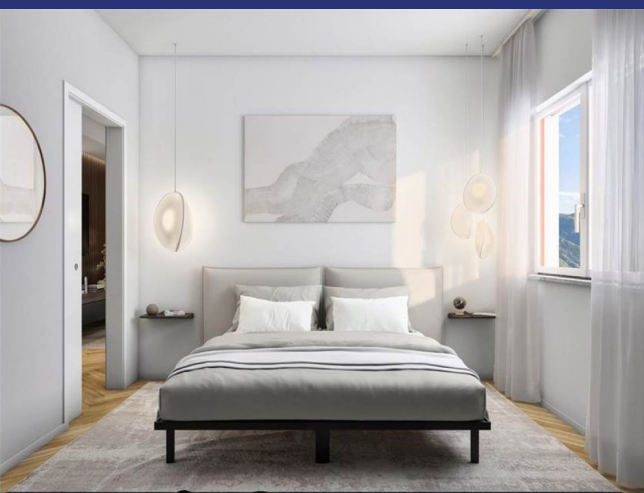
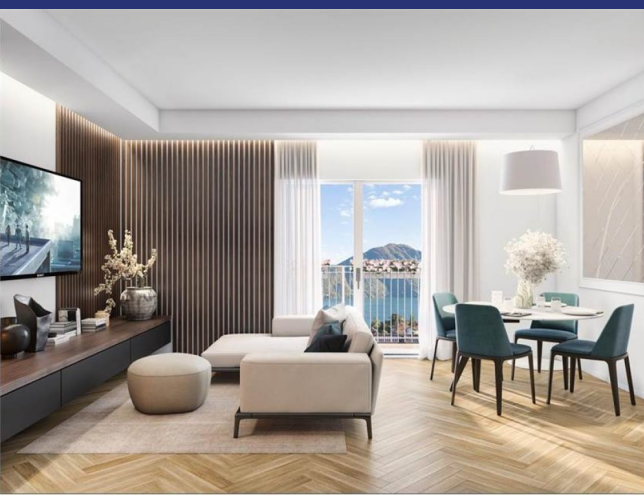


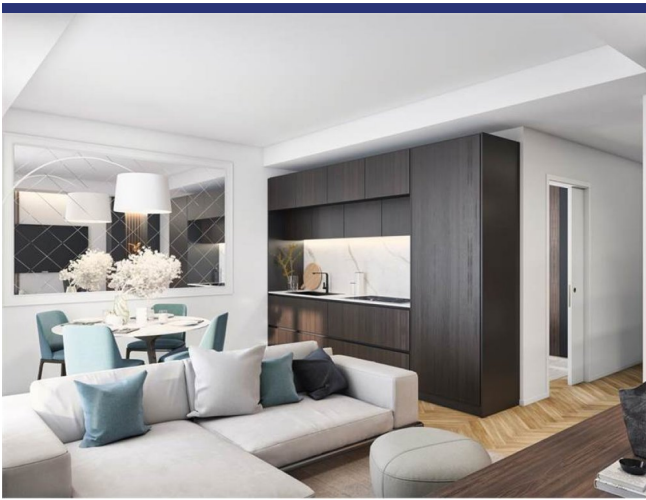
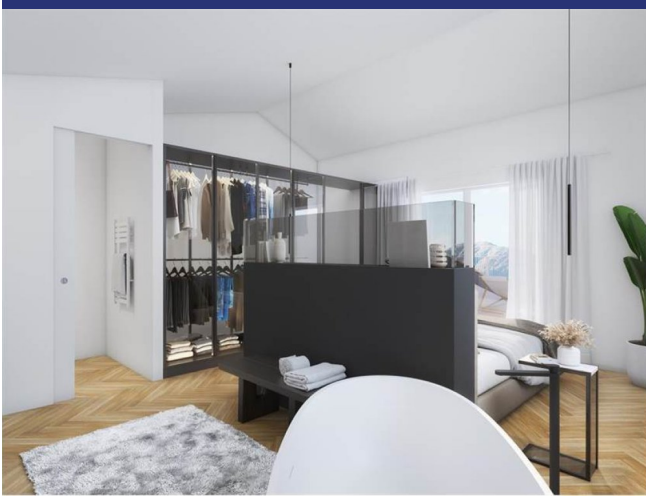




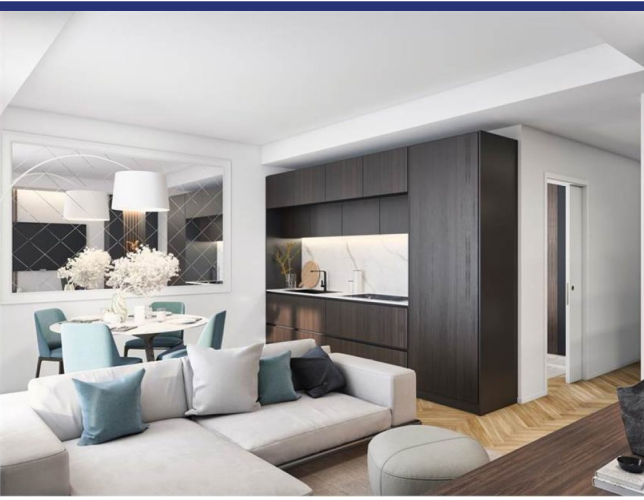


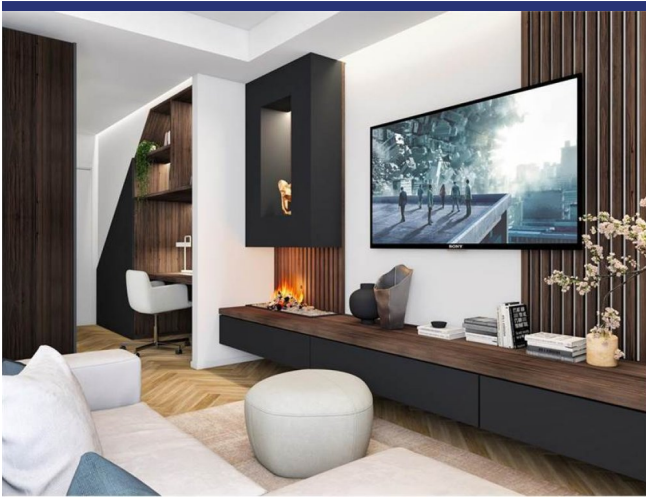
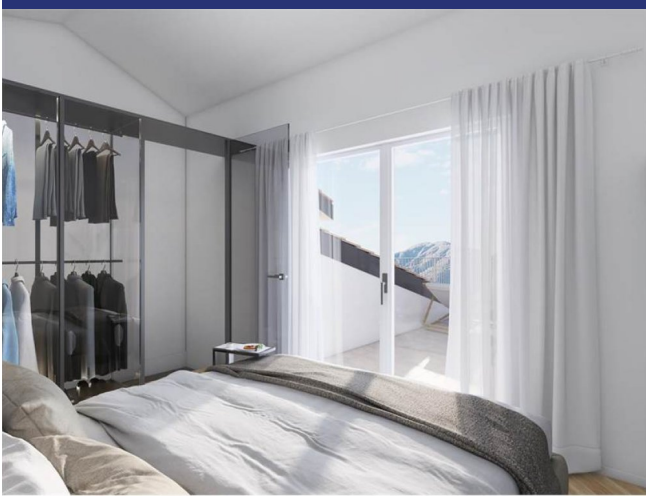
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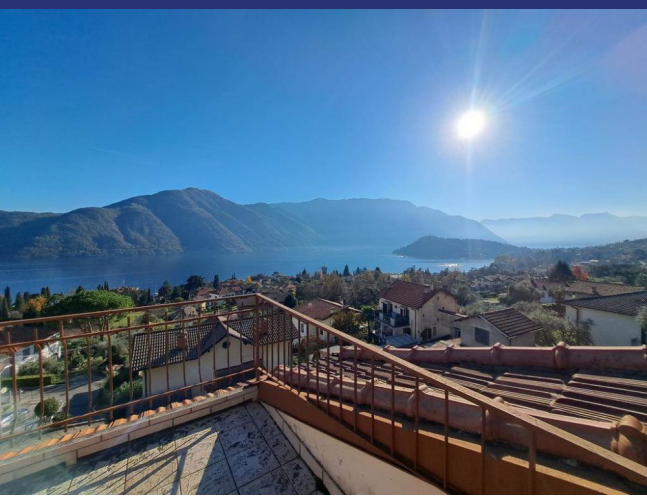
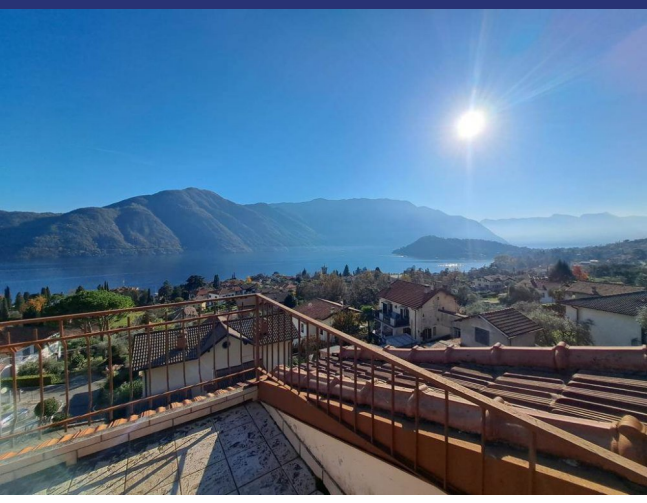


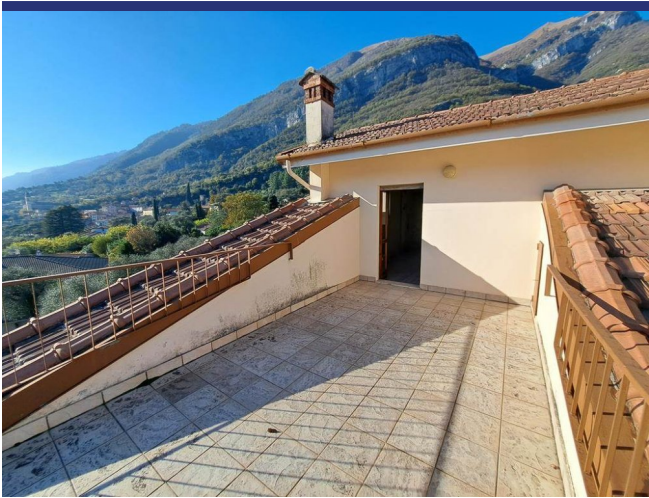




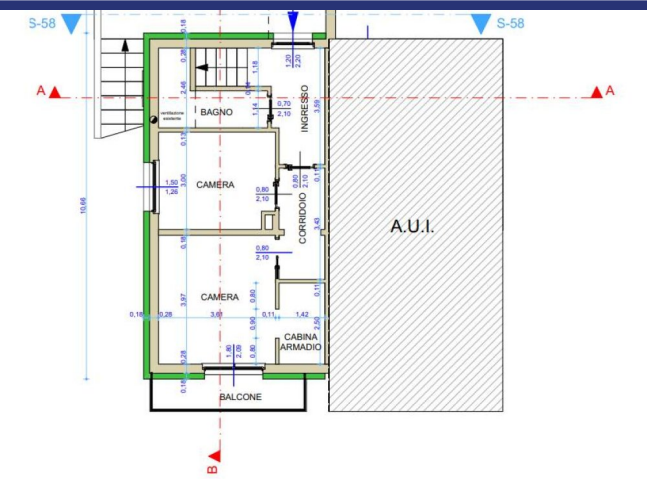
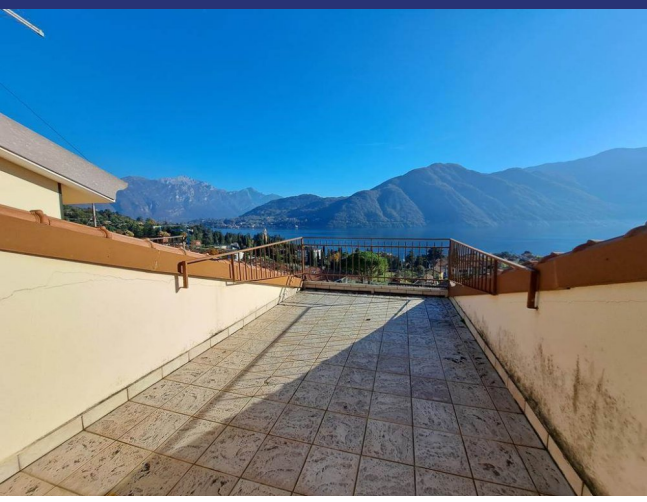


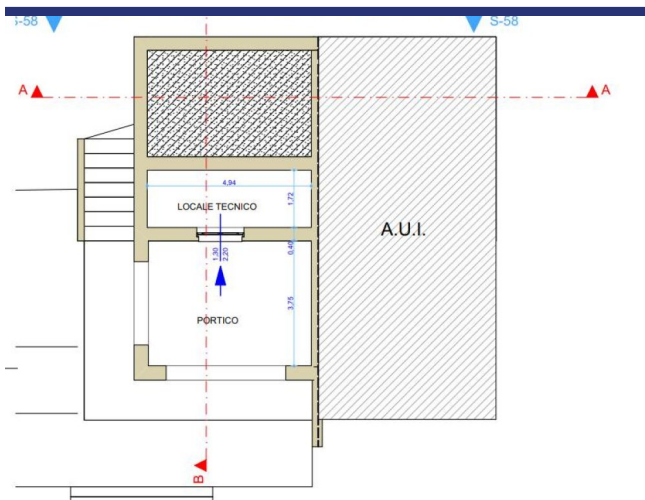
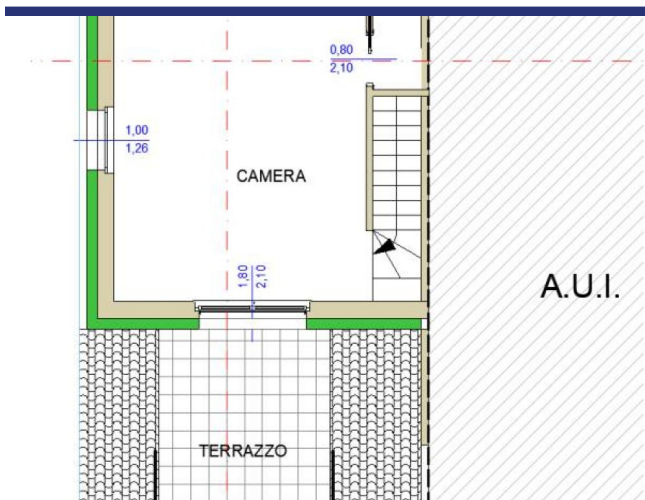
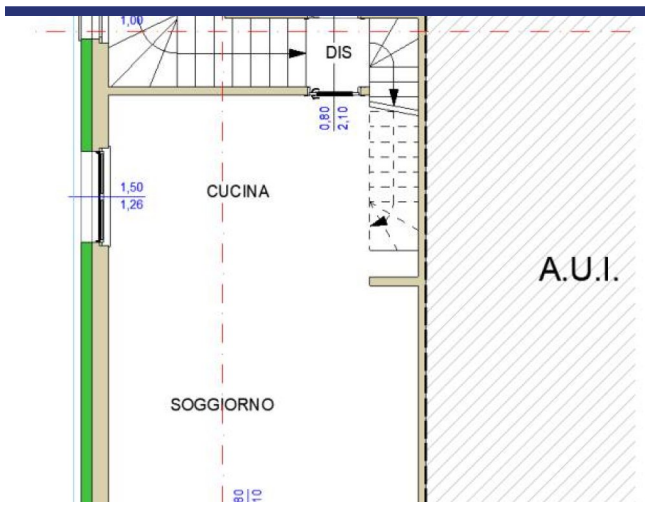












# Location & Details



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

- Reference: 6038
- Village House/Cottage
- Lakeview
- Panoramic View
- 1 km to Lake
- 1 km to Village
- Garden
- Terrace
- Balcony
- Airco
- Garage: Parking Space
- Guesthouse: To be realised
- Asking Price: € 900.000
- Floorspace: 180 m<sup>2</sup>
- Bedrooms: 3
- Bathrooms: 3
- Rental Potential: Very good
- Condition of the Property: Fully restored
- 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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