



PALAZZO ESTATE

## VILLETTA LAKE COMO

ilo1689

€ 1.350.000



3



3



175 m<sup>2</sup>



100 m<sup>2</sup>



Ottimo



B

**Posizione:** Menaggio - Como - Lombardy

### Accessories

- Aircondition
- Home Theatre
- Garage
- Swimming pool
- Terrace
- Barbecue area

### Distances:



65 Km  
Airport



1 Km  
Lake

The information provided is purely of an indicative nature and is subject to change without notice at any time



## Description

### The price is reduced!

An independent villetta with private garden and swimming pool in a premium residence, where contemporary charm meets functional modernism in its design. The property is made of natural materials – wood and stone. All the rooms are on the same floor. The residence is planned so that neighbors don't see each other – the residential units are located like an amphitheater steps.

The villetta is executed completely with glass façade, which illuminates the interior of bedrooms and the living room with natural light. It makes the surrounding landscape part of the author's interior with magnificent Italian furniture. All the windows are equally sliding doors leading to the terrace. The whole facade is equipped with wide metal roller shutters, which, when closed, serve as protective mechanisms for the house when the owners are not around. When fixed at an angle, they prevent penetration of direct sunlight, while freely letting in scattered natural light.

In terms of architectural execution, planning and engineering solution, this property is nothing but a deluxe real estate.

The villetta of about 175 sq.m. includes a spacious living room, kitchen, 3 bedrooms, 3 bathrooms, winery, laundry and utility room. Private area is about 100 sq.m. The magnificent terrace with a well-groomed lawn surrounds the entire façade. There is a large private swimming pool with a spacious sunbathing area, barbecue area and patio. Garage for 2 cars.

The property is situated in 10 minute walk from Menaggio center. This city is famous for its magnificent lakeside with a large sand beach with a swimming pool. Here you can find all kinds of infrastructure you need and it's an ideal place to start a journey over the lake or to go the main Italian and Switzerland cities.

More information is on request.

The information provided is purely of an indicative nature and is subject to change without notice at any time