

VILLA, TREMEZZINA, ID 281



<b>Price :</b>	2 400 000 €	<b>Land area:</b>	3100 m <sup>2</sup>
<b>ID:</b>	281	<b>Loggias:</b>	2
<b>Section:</b>	Sale	<b>Distance to airport:</b>	88 km
<b>Property type:</b>	Villa	<b>Year of construction:</b>	1995
<b>Location:</b>	Tremezzina	<b>To Como:</b>	30.0 km
<b>Bedrooms:</b>	5+	<b>To Lugano</b>	31.0 km
<b>Bathrooms:</b>	4	<b>(Switzerland):</b>	
<b>Area:</b>	450 m <sup>2</sup>	<b>To Milan Malpensa</b>	88.0 km
		<b>airport:</b>	
		<b>To Saint Moritz:</b>	210.0 km

### Property features:

- ✓ Swimming pool
- ✓ Garden
- ✓ View on the lake

### Description:

Exclusive Villa in Tremezzo, Tremezzina – Lake Como

Immersed in a quiet and private area, this fantastic villa in Tremezzo offers the best of Lake Como living: an enchanting view, elegant spaces and an enviable position, just a few steps from the lake and the historic center. Ideal as a luxury residence or as a real estate investment, this property combines comfort, style and unique opportunities.

#### Key Features:

Breathtaking view: enjoy unforgettable views of Lake Como and the surrounding mountains.

Generous and refined spaces:

Ground floor: large living room with fireplace, modern kitchen and porch ideal for moments of relaxation.

Bedrooms and bathrooms: 6 bedrooms and 4 bathrooms, perfect for families or guests.

Basement: tavern, cellar, laundry room and a very large garage for 7 cars, ideal for luxury cars or collections.

Exclusive garden: a large green space enriched by centuries-old olive trees and rare plants, perfect for outdoor dinners or moments of tranquility.

#### Why choose this villa?

Luxury residence: a spacious and refined home, ideal for those seeking elegance and privacy.

Profitable investment: the exclusive location and the growing demand for luxury rentals make this villa an excellent investment opportunity, especially for short-term rentals (seasonal or tourist).



Proximity to services: a few steps from the lake, the center of Tremezzo and all essential services, including restaurants, shops and recreational activities.

Strategic position:

A few steps from the lake: enjoy walks along the shores, water sports or simply relaxation offered by the waters of Lake Como.

Proximity to Switzerland: just 30 minutes from the Swiss border, with easy access to Lugano and the advantages of the nearby Confederation.

Excellent connections: the A9 motorway is just a few minutes away, allowing you to reach Milan in 1 hour or Malpensa airport in 1 hour and 15 minutes.

Unique Opportunities:

Short-term rentals: the area is highly sought after for premium stays, with the possibility of seasonal or short-term rentals, guaranteeing a high return.

Large garage: with space for 7 cars, it is perfect for luxury car enthusiasts or for those who need ample parking.

Garden with olive trees: an oasis of peace with centuries-old olive trees and rare plants, which add charm and value to the property.

Contacts:

For more information or to arrange a viewing, contact:

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Don't miss the opportunity to live or invest in one of the most sought-after locations on Lake Como!

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**Images:**



