



### HOUSE, MENAGGIO, ID 1341



<b>Price :</b>	630 000 €	<b>Area:</b>	250 m <sup>2</sup>
<b>ID:</b>	1341	<b>Land area:</b>	400 m <sup>2</sup>
<b>Section:</b>	Sale	<b>To Como:</b>	35.0 km
<b>Property type:</b>	House	<b>To Lugano</b>	27.0 km
<b>Location:</b>	Menaggio	<b>(Switzerland):</b>	
<b>Bedrooms:</b>	3	<b>To Milan:</b>	82.0 km
<b>Bathrooms:</b>	2	<b>To Milan Malpensa airport:</b>	92.0 km

### Property features:

- ✓ Balcony
- ✓ Garden

### Description:

#### MENAGGIO - BEAUTIFUL INDEPENDENT VILLA WITH PANORAMIC VIEW

Just 3 km from the lake and a short distance from the Swiss border, this charming detached villa offers a perfect balance between tranquility, nature and modern comforts.

Situated on the first hills of Menaggio, it enjoys optimal sun exposure and a spectacular view of the lake and the surrounding mountains.

#### Main features:

Strategic position, surrounded by greenery but close to all services.

Breathtaking panoramic view, perfect for those seeking relaxation and natural beauty.

Large internal and external spaces, ideal for family and hosting friends.

Solar panels, for a modern and eco-sustainable home.

#### Distribution of rooms:

Cozy living room with balcony, perfect for admiring the view.

Functional and well-equipped kitchen.

Two bright bedrooms, with panoramic views.

Large living room with direct access to the garden, for perfect continuity between inside and outside.

Bathroom with shower, modern and comfortable.

Elegant double bedroom with private bathroom and wardrobe, a true corner of relaxation.

Second balcony with open views of the landscape.

Additional spaces and comforts:



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- ✓ Large laundry room, storage room and cellar, for impeccable organization.
  - ✓ Wonderful private garden with barbecue area, perfect for outdoor lunches and convivial moments.
  - ✓ Private garage, for maximum convenience.
  - ✓ Excellent exposure, with rooms that are always bright and well-ventilated.

This villa represents an unmissable opportunity, both as a first home and as an investment, thanks to its privileged position, proximity to Switzerland and the unique natural context.

Don't miss it!

Want more information?

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Best Como Immobiliare - your trusted real estate agency on Lake Como.

The information and data provided here are purely indicative and have no contractual value.



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**Images:**

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