



### DETACHED HOUSE, TREMEZZINA, ID 105



<b>Price :</b>	449 000 €	<b>Balconies:</b>	2
<b>ID:</b>	105	<b>Property condition:</b>	In need of renovation
<b>Section:</b>	Sale	<b>Distance to airport:</b>	80 km
<b>Property type:</b>	House	<b>Year of construction:</b>	1970
<b>Location:</b>	Tremezzina	<b>To Como:</b>	28.0 km
<b>Bedrooms:</b>	3	<b>To Lugano</b>	34.0 km
<b>Bathrooms:</b>	2	<b>(Switzerland):</b>	
<b>Area:</b>	240 m <sup>2</sup>	<b>To Milan:</b>	76.0 km
<b>Land area:</b>	900 m <sup>2</sup>	<b>To Milan Malpensa</b>	80.0 km
		<b>airport:</b>	

#### Property features:

- ✓ Balcony
- ✓ Garden

#### Description:

Detached House with Garden in Tremezzina, Lake Como.

A unique opportunity in the heart of Lake Como

Strategic location: located in the beautiful Tremezzina, a few steps from Lake Como and just 20 minutes from the Swiss border, this property offers the perfect balance between tranquility and convenience. Ideal for those looking for a primary residence or a second home in one of the most exclusive areas of Italy.

Features of the house:

Ground floor: spacious kitchen with fireplace, bright living room with access to the terrace, 3 bedrooms and a bathroom.

Basement: large garage for 4 cars, laundry / bathroom and cellar.

Private garden: 900 square meters of green space, perfect for moments of relaxation or to host friends and family.

Possibility of expansion:

The property offers an expansion potential of approximately 90 square meters, perfect for those who want to customize and create the home of their dreams.

Why choose this house?

Proximity to Switzerland: convenient for those who work or travel frequently across the border.

Excellent as a primary residence or second home: thanks to its location and features.



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Smart investment: a property with growth potential and in a highly sought-after area.

Contact us today!

Don't miss out on this unique opportunity. Call/WhatsApp Pietro at +393382616725 or send an email to [pietro@bestcomo.com](mailto:pietro@bestcomo.com) for more information or to arrange a viewing.

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



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**Images:**

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