



### MODERN VILLA, TREMEZZINA, ID 127



<b>Price :</b>	550 000 €	<b>Land area:</b>	80 m <sup>2</sup>
<b>ID:</b>	127	<b>Loggias:</b>	2
<b>Section:</b>	Sale	<b>Distance to airport:</b>	85 km
<b>Property type:</b>	House	<b>Year of construction:</b>	2016
<b>Location:</b>	Tremezzina	<b>To Como:</b>	30.0 km
<b>Bedrooms:</b>	3	<b>To Lugano</b>	32.0 km
<b>Bathrooms:</b>	2	<b>(Switzerland):</b>	
<b>Area:</b>	150 m <sup>2</sup>	<b>To Milan:</b>	75.0 km
		<b>To Milan Malpensa</b>	85.0 km
		<b>airport:</b>	

### Property features:

- ✓ Balcony
- ✓ Garden
- ✓ View on the lake

### Description:

Villa Belvedere, Modern Lake View, Villa Lake Como

Be captivated by magical Lake Como with this luxury lake view home just five minutes' drive from Villa Carlotta. Situated in a sunny and elevated position in the charming central lake village of Mezzegra, Villa Belvedere provides the perfect base for relaxation and for exploring the very best the lake has to offer.

Built in 2008, the villa extends over three levels with approximately 150 sqm of living space. The principal floor offers a bright open-plan living and dining area with direct access to a covered terrace for dining and to a private garden with panoramic views. A newly fitted kitchen completes the modern layout, ideal for family life and entertaining.

Upstairs, the romantic master bedroom with double bed enjoys a beamed ceiling, a private balcony and stunning lake views, while the second bedroom also benefits from balcony access and charming details. A spacious family bathroom with bathtub and shower complements this level. The lower ground floor currently registered as studio-taverna offers a flexible third bedroom with separate entrance, shower room and storage. An application has been filed to upgrade this floor to full living standard.

Outside, the private garden provides a sunny retreat with a future wooden terrace for dining with uninterrupted lake views. Villa Belvedere blends modern style with antique elegance and can be sold furnished or unfurnished depending on preference. With optional antique furniture, central heating, and a tranquil yet convenient position, the property is ideal as a permanent home, second residence or lucrative investment with excellent



rental potential.

Located on Via Rita Levi Montalcini, the villa is within walking distance of local amenities including supermarkets, bakeries, cafes and bus connections. The neighbouring towns of Tremezzo, Lenno and Menaggio provide a wide range of restaurants, ferry links and leisure facilities, while world-famous attractions such as Villa del Balbianello and Villa Carlotta are just minutes away. The property also offers easy access to golf, tennis, hiking trails and ski resorts, as well as the vibrant cities of Como, Lugano and Milan.

Villa Belvedere is a rare opportunity to own a modern lake view villa in one of the most desirable locations on Lake Como.

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

Interested in this property?

Call or text Best Como **+393382616725** (Pietro Bianchini, English-speaking realtor) or email: [pietro@bestcomo.com](mailto:pietro@bestcomo.com)

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**Images:**

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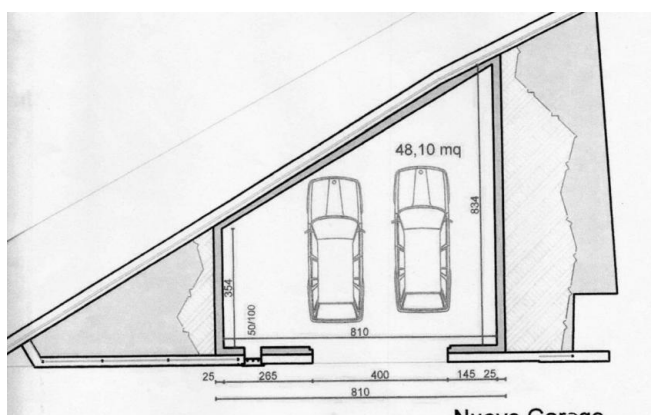
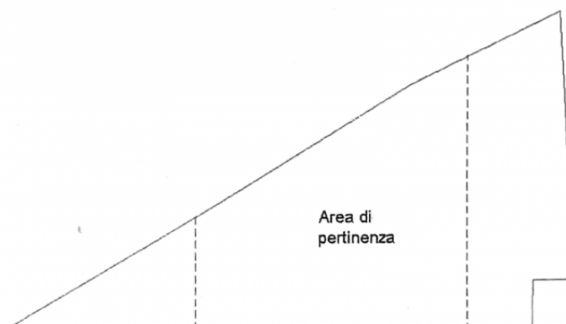
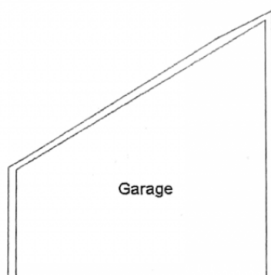
## Floor plan:



Piano Primo sottostrada - H. m. 2,40



Piano terra



Piano primo

H - 270

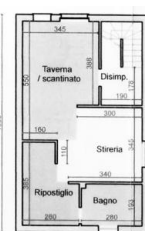
Camera 1	16,50 mq
Camera 2	12,96 mq
Servizio	7,00 mq
Disimp.	2,61 mq



Piano terra

H - 270

Zona Giorno	40,35 mq
Terrazzo	7,86 mq



Piano Seminterrato

H - 250

Taverna / scantinato	17,61 mq
Stieria	12,07 mq
Bagno	5,31 mq
Ripostiglio	8,01 mq

