

## VILLAGE HOUSE TO RENOVATE, MENAGGIO, ID 59



<b>Price :</b>	160 000 €
<b>ID:</b>	59
<b>Section:</b>	Sale
<b>Property type:</b>	House
<b>Location:</b>	Menaggio
<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3
<b>Area:</b>	250 m <sup>2</sup>

<b>Land area:</b>	100 m <sup>2</sup>
<b>Property condition:</b>	In need of renovation
<b>Distance to airport:</b>	92 km
<b>Year of construction:</b>	1950
<b>To Como:</b>	35.0 km
<b>To Lugano (Switzerland):</b>	28.0 km
<b>To Milan:</b>	92.0 km
<b>To Milan Malpensa airport:</b>	92.0 km

### Property features:

- ✓ Garden

### Description:

Village house to renovate in Menaggio, Lake Como – Just 4 km from the lake!

A unique opportunity to create your dream home or a profitable investment in one of the most sought-after locations on Lake Como!

#### Key features:

Ground floor (117 square meters): 4 large storage rooms, laundry room, cellar and the possibility of creating a garage.

First floor (137 square meters): living room with fireplace, eat-in kitchen, 4 double bedrooms and 2 bathrooms.

Attic: large space that can be used for additional bedrooms or living areas.

Flexibility: possibility of obtaining different housing units through a new design of the spaces.

Parking spaces: 3 private parking spaces.

#### Why choose this property?

Proximity to Switzerland: just 20 km from the Swiss border, ideal for those looking for a quiet place but well connected to the main economic centers.

Excellent investment: perfect for those who want to create one or more housing units for short or long-term rentals, taking advantage of the strategic location and charm of Lake Como.

Freedom of design: a blank canvas to realize your vision, whether it is a single-family residence, a vacation home or an investment project.



Not to be missed!

This village house represents a unique opportunity for those looking for a customizable project in one of the most suggestive areas of Lake Como.

Contact us today for more information or to arrange a viewing!

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**Images:**







**Floor plan:**

