

VILLA, TREMEZZINA, ID 303



<b>Price :</b>	2 900 000 €
<b>ID:</b>	303
<b>Section:</b>	Sale
<b>Property type:</b>	Villa
<b>Location:</b>	Tremezzina
<b>Bedrooms:</b>	5+
<b>Bathrooms:</b>	5+
<b>Area:</b>	430 m <sup>2</sup>
<b>Land area:</b>	10000 m <sup>2</sup>

<b>Loggias:</b>	2
<b>Number of floors:</b>	2
<b>Distance to airport:</b>	75 km
<b>Year of construction:</b>	1977
<b>To Como:</b>	31.0 km
<b>To Lugano (Switzerland):</b>	31.0 km
<b>To Milan:</b>	78.0 km
<b>To Milan Malpensa airport:</b>	75.0 km

#### Property features:

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

#### Description:

## Chat on WhatsApp

Lake Como, Tremezzina, Lenno, villa with park and lake view, best place to invest!

This exceptional five bedroom house boasts a prime location in one of Lake Como's most prestigious neighbourhoods: Tremezzina.

The villa has a modern design able to take advantage of its beautiful surroundings and create an indoor/outdoor living space.

The use of structural wooden materials and very bright interiors create an atmosphere of great charm.

#### KEY FEATURES:

- Large double living room (ceiling height of 5 meters) with fireplace and TV area
- Five bedrooms, including four with walk-in closets
- Five bathrooms
- Large kitchen with fireplace and accommodation for service staff
- Cellar / pantry of about 50 square meters
- The villa is surrounded by a large porch, with areas for relaxation and dining and a barbecue area
- Lake view



- Outdoor pool of about 75 square meters
- Large park with lawns, tall trees, centuries-old olive trees, fruit trees
- barn outbuilding on 2 levels of about 70 square meters to be restored and, if desired, expanded, ideal as a possible guest house or for staff
- Two outbuildings for a total area of about 30 square meters usable for storage
- 3 covered parking spaces, additional parking space for guests

## LOCATION OF THE HOUSE

- About a kilometer from the lake
- Just 75 km from Milan Malpensa international airport;
- The villa, whose privacy is protected by the large park that surrounds it, is located in a quiet and exclusive residential area
- Lenno, an ancient and picturesque village on the lake, can be reached on foot in a few minutes and offers restaurants, bars, pastry shops, shops, a gym, as well as a supermarket and a pharmacy.
- A few minutes walk from the house is the park of Villa Balbianello, the beach, the lakeside promenade, the boat stop, and the Walking Trail "Greenway".

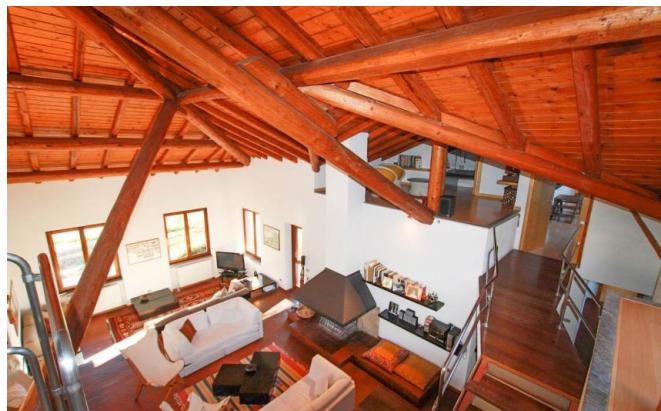
Interested in this property?

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:









## Floor plan:

