

Cernobbio – Lombardie

Modern Villa with pool and stunning views of Lake Como

Property ID: IT252942332



www.von-poll.it

PURCHASE PRICE: 0 EUR • LAND AREA: 1.400 m²

Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942332 - 22012 Cernobbio – Lombardie

At a glance

Property ID	IT252942332
Bedrooms	4
Bathrooms	4
Year of construction	2006
Type of parking	3 x Outdoor parking space, 3 x Garage

Purchase Price	On request
Commission	subject to commission
Total Space	ca. 400 m ²
Equipment	Terrace, Swimming pool, Fireplace, Balcony

Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas		
Power Source	Gas		

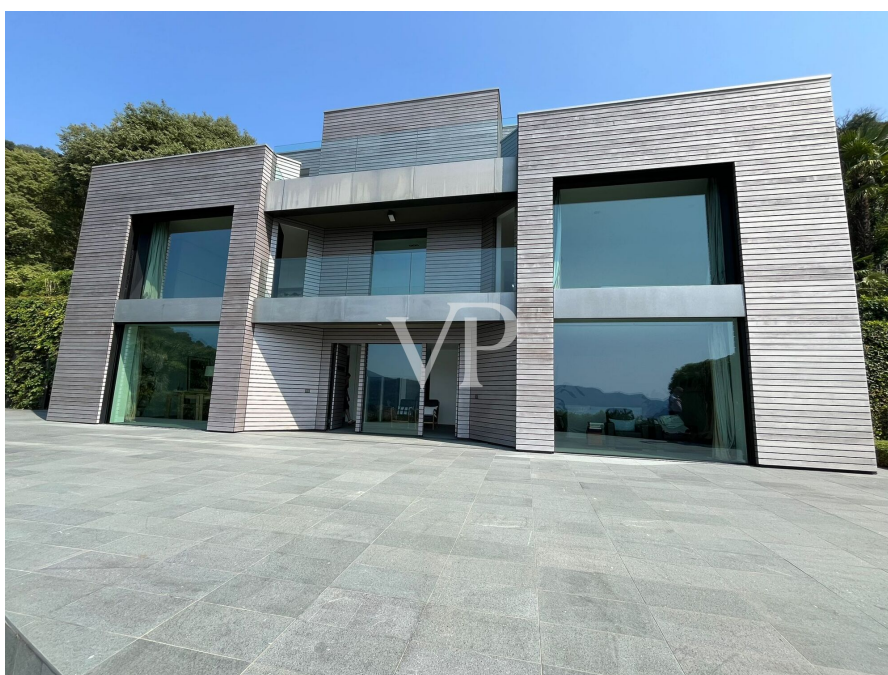
Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



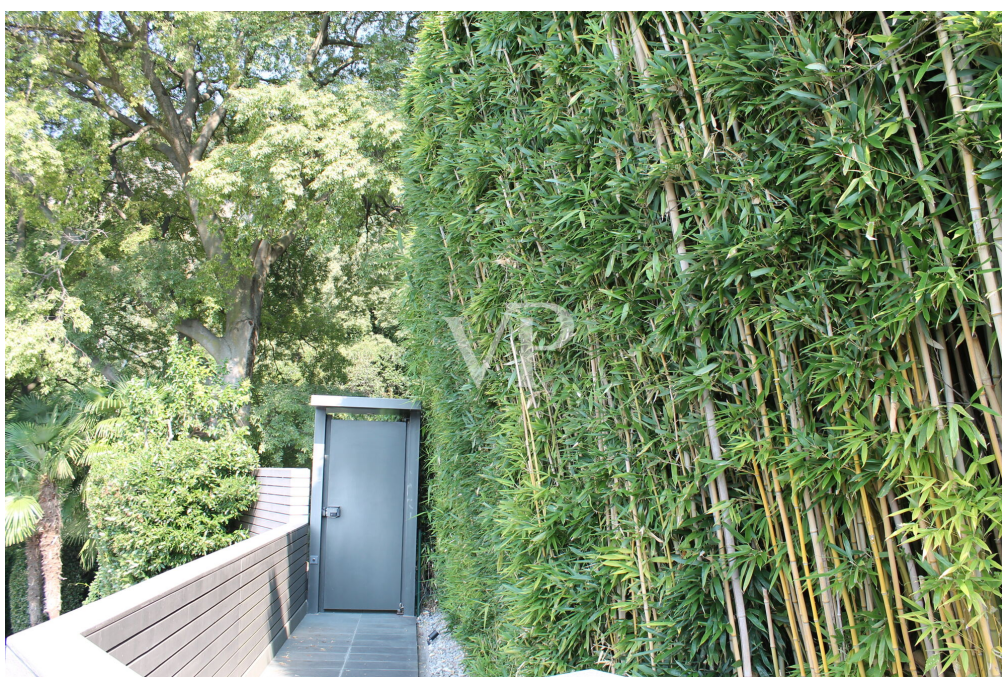
Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardie

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

The property



Property ID: IT252942332 - 22012 Cernobbio – Lombardie

A first impression

A few minutes from the beautiful shore of Cernobbio, one of the most exclusive and renowned resorts of Lake Como, in a unique location stands this prestigious modern villa offering a wonderful view of Lake Como.

The villa is on three levels with panoramic terraces of 160 sqm approx.

The interior spaces are well laid out and bright, the ground floor entrance leads to a spacious and elegant living room with fireplace and a large dining room, both rooms are flooded with natural light thanks to the large windows overlooking the lake. The living room windows disappear into the ceiling expanding the living area also thanks to the same stone flooring used between indoors and outdoors, the custom-built kitchen with an island equipped with a well-equipped pantry, a service bathroom and a checkroom.

A convenient stone staircase leads to the upper floors, the first floor consists of two large double bedrooms both with lake view terrace hallway and bathroom with bathtub and shower.

Going up to the second floor we find two large rooms with lake view terrace and full bathroom.

Both floors of the sleeping areas are floored with parquet and the bathrooms are also finished with fine materials.

Meticulous attention to detail, a perfect combination of elegance and comfort; in each room of the house there is a sound system with independent control.

The outdoor spaces are very livable designed for daily use, it has large terraces one of which with barbecue used as a dining area; convenient connection to the heated swimming pool of size 18 m x 2.6 m through solar panels that support the heating of hot water for both the pool and the house, a private solarium area to fully enjoy the sun and the beauty of the landscape, all surrounded by a well-maintained garden of 1400 square meters for moments of true relaxation.

The property is completed by a garage with 3 parking spaces and an additional 3 private outdoor parking spaces

the technical room, the cellar and the vegetable garden of 80 sqm.

Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

Details of amenities

Electric driveway gate
Large panoramic terraces 160 sqm
Panoramic balconies
Heated swimming pool size 18 m x 2.6 m
Solarium area
Perimeter burglar alarm in the garden on the terrace and throughout the house
Sound system with independent control in each room
Garage 3 parking spaces 80 sqm with motorized overhead doors
Glass windows with panoramic views of the lake concealed in the ceiling
Barbecue area
Terrace used as a dining area
Vegetable garden 80 sqm
Solar panels on the roof for hot water
Technical room
Satellite system
Wi-Fi system
Spacious living room with fireplace

Property ID: IT252942332 - 22012 Cernobbio – Lombardie

All about the location

The villa is located in the famous lakeside town of Cernobbio on the western shore of Lake Como, in a privileged position a few minutes from the center and its lakeside promenade full of stores, bars and restaurants and from the renowned Grand Hotel Villa d'Este one of the most luxurious hotels and also the venue of important exhibitions, is also one of the most sought-after tourist destinations favored by its location, which is only 7 km from the center of Como and the Milan-Lugano-Zurich highway exit, 3 km with Swiss customs, 30 km with Lugano, 54 km with Milan and 55 km with Milan Malpensa International Airport

Property ID: IT252942332 - 22012 Cernobbio – Lombardiei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com