

Cernobbio – Lombardie

# Modern Villa with pool and stunning views of Lake Como

Property ID: IT252942332



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 0 EUR • LAND AREA: 1.400 m<sup>2</sup>

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## 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 <sup>2</sup>                     |
| Equipment      | Terrace, Swimming pool, Fireplace, Balcony |

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## Energy Data

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



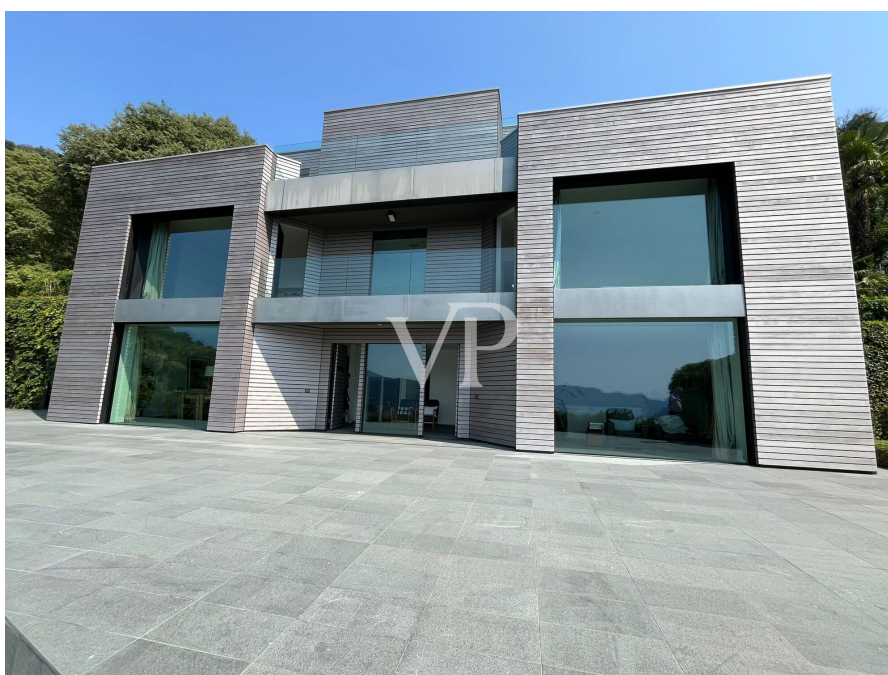
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## The property



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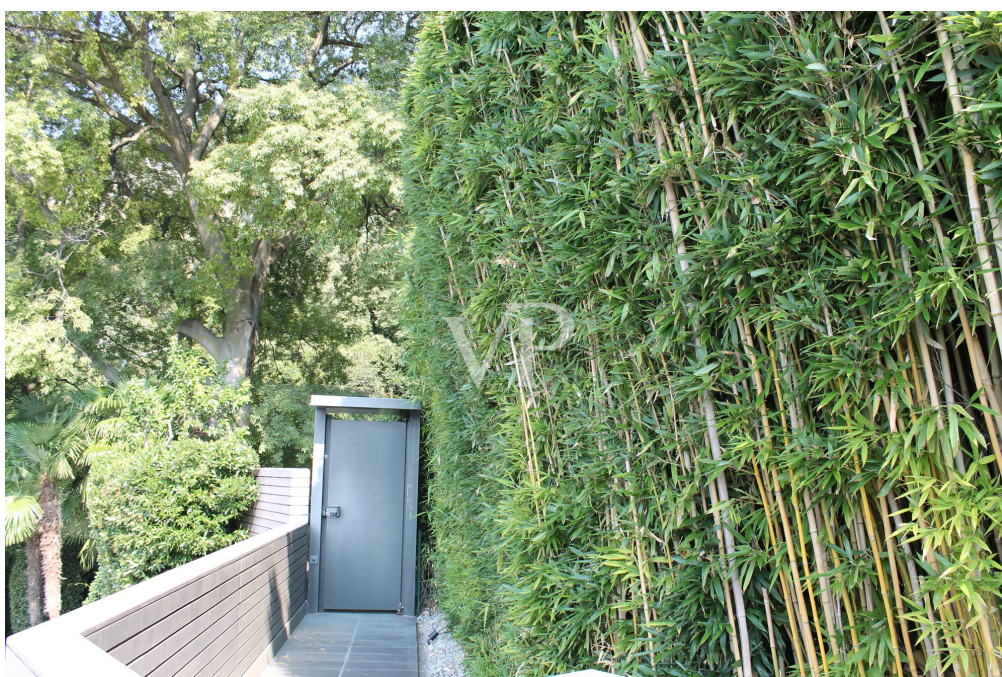
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## A first impression

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.

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## 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

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## 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



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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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