



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Beautiful villa with lake views in a quiet hillside location, built in 2000 | Lake Como property



IT-V1292-KA

Seeblick  
22017 Menaggio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	22017
<b>Country</b>	Italy
<b>City</b>	Menaggio
<b>Additional geographical information</b>	Lake Como
<b>Living space</b>	approx. 120 m <sup>2</sup>
<b>Number of rooms</b>	5
<b>Plot size</b>	approx. 600 m <sup>2</sup>
<b>Number of bedrooms</b>	3
<b>Number of bathrooms</b>	3
<b>Asking price</b>	690.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>



## Description

Villa for sale on Lake Como:

Exclusive hillside location in Croce, just a few steps from Menaggio Golf Club.

The villa has three levels:

On the ground floor we find the entrance area, the living room with open-plan kitchen and access to the large covered terrace and a bedroom with bathroom.

The first floor offers two further double bedrooms, one of which has a panoramic terrace, and a bathroom.

In the basement we have a large tavern with a fireplace, a laundry room, a storage room and a double garage.

The beautiful private garden ideally surrounds the house and allows a high level of privacy with beautiful views of Lake Como.

The property was built in 2000 and carefully renovated in 2009.

The villa is suitable for both holiday rental and private use all year round.

Exceptional opportunity.

More information and floor plans are available on request.

Further and similar offers can be found on our homepage [www.real-estate-italy.com](http://www.real-estate-italy.com)

## Location

Menaggio, Lake Como.



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**Your contact person**

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