



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Huge apartment - in renovation, lake view and garden | Real estate Lake Como



IT-V001397-KA

Lake view  
22019 Tremezzo  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | Apartment   |
| <b>Kind of property</b>                    | Apartment   |
| <b>Postcode</b>                            | 22019   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Tremezzo  |
| <b>Additional geographical information</b> | Lake Como   |
| <b>Living space</b>                        | approx. 115 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 4   |
| <b>Number of bedrooms</b>                  | 2   |
| <b>Number of bathrooms</b>                 | 2   |
| <b>Balcony/Patio areas</b>                 | approx. 95 m <sup>2</sup>   |
| <b>Number of balconies/terraces</b>        | 2   |
| <b>Asking price</b>                        | 539.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 4,88 % incl. VAT  |
| <b>Condition</b>                           | First occupancy after refurbishment   |
| <br>                                       |   |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Beautiful renovated apartment in a sunny position, just a few minutes from the lake, in a house with only two residential units!

With a total area of 115 m<sup>2</sup>, the property is spread over two levels and offers an independent entrance that guarantees privacy and comfort.

On the first level you will find a bright living room with a large window overlooking the lake, an open kitchen with balcony, a bedroom and a bathroom.

On the second level there's the master bedroom with en-suite bathroom and access to a 15 m<sup>2</sup> terrace.

The apartment also has an 80 m<sup>2</sup> private garden at the back, ideal for moments of relaxation outdoors.

Two private parking spaces within the property complete the offer.

The property will be handed over completely finished, equipped with modern finishing and insulating materials, with underfloor heating, heat pump, air conditioning, photovoltaic panels and thermal insulation that ensure an energy classification of category A.

As the interior work is still in progress, there is still the possibility of customizing the interior.

More information and floor plans are available on request.

For more offers please consult our web site [www. real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Tremezzina, Lake Como.



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**Your contact person**

Real Estate Italy  
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Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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