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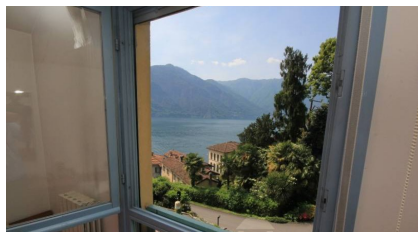
€335,000

## 3 Bedroom Villetta and Private Garden Tremezzo Lake Como



- 3 beds 2 baths
- 100 sqm villetta
- Private garden
- Garage
- Lake view
- Walking distance to the lake
- Walking distance to Tremezzo
- Excellent sun orientation

Lake Como, Tremezzo. 100 sqm, 3 bedroom, 2 bathroom villetta with private garden, garage and lake views and within walking distance of central Tremezzo.



# 3 Bedroom Villetta and Private Garden, Tremezzo

Lake Como. 3 bedroom villetta with private garden, garage and lake views and within walking distance of central Tremezzo

Located in the very popular centre of Tremezzo and within 'the golden triangle' on Lake Como we offer this 3 bedroom villetta with private garden and lovely lake views. The property is situated just a short walk to the centre of Tremezzo and all the amenities in this lakeside village including numerous bars, restaurants and an excellent ferry service to Bellagio and Como.

The 100 sqm villetta was built in 1990, is distributed over 3 levels and is sold in very good condition.

The property comprises of:

Entrance, split level living room and dining area with fireplace and direct access into the garden, fully appointed kitchen with direct access to outside.

3 bedroom, 2 bathrooms, additional living space (taverna) and cellar. Externally the property benefits from a parking space and a garage.

The house has a private garden with lovely views of the lake and excellent sun orientation.

The property is just a short walk to some of the main tourist attractions on the lake including the world famous Villa Carlotta. Tremezzo is a 50minute drive from central Como and 45minutes to Lugano.

Excellent opportunity to purchase a low maintenance 3 bedroom villetta with private garden within each reach of one of the more popular centres on the lake for an interesting price.

Price from €335,000 (plus 3% marketing/agency fee, plus VAT on marketing/agency fee)

International Horizons have a well established team of British colleagues living and working exclusively on the Italian Lakes, who provide a professional, efficient and proactive approach to purchasing properties in Italy, including (if required), a comprehensive architectural and refurbishment service.

Tremezzo is one of the lakes most popular villages and includes a wide variety of amenities including restaurants and bars directly on the lake shore.

The village is approximately 40mins from central Como and boasts a number of public transport connections including regular bus service, a fast ferry connection to Como and a car ferry to Bellagio and Varenna.

The village has a lido with swimming pool, lake access and a harbour where it maybe possible to rent a boat mooring.

The village also has a number of the lakes most important tourist attractions including the world famous Villa Carlotta which has wonderful garden open to the public throughout he year but especially beautiful in Spring when the azaleas and rhododendrons are in full bloom.





The skiing to the north of the lake is just a 1.5hr drive away including Madesimo, the Alta Valtellina and St Moritz.



**VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.