



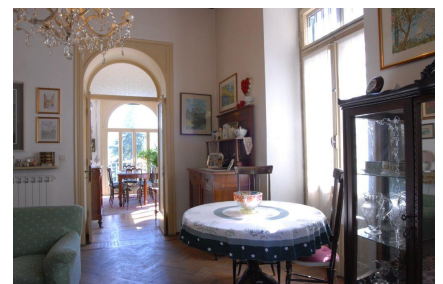
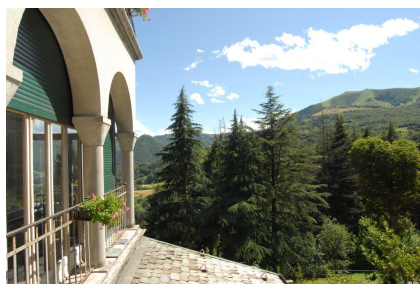
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horizons

Asking price of €700,000 Period Villa With Original Features, Val D Intelvi, Lake Como



- 8+ bed / 5 bath
- Large Liberty Villa from the early 1900's
- Would make fabulous B&B / small hotel
- 3000 sq m park land
- Garage for 2 cars & additional parking
- Period finishes
- 10 mins from Argegno
- 20 mins from Como centre
- Good condition
- Excellent sun orientation

Lake Como, Val D'Intelvi: Extensive 8+ bedroom liberty villa with generous grounds and parking. Located in a strategic position between the lakes of Como and Lugano. The Villa is disposed over 4 levels plus cellars and an attic and would make a fabulous B&B/ small hotel or a number of apartments. It is rare to find a property of this size and potential in such an accessible location for a sensible price.



Period Villa With Original Features, Val D Intelvi

Extensive 8+ bedroom liberty villa with generous grounds and parking - Val D'Intelvi

Located in a strategic position between the lakes of Como and Lugano we offer this extensive Liberty Villa with large grounds and ample car parking.

The Villa is disposed over 4 levels plus cellars and an attic and would make a fabulous B&B/ small hotel or a number of apartments. The villa is currently used as apartments and is disposed as follows,

Ground floor - 200sqm - entrance, kitchen, dining room, living room, 2 bedrooms, 2 bathrooms, storage rooms and veranda

First Floor - 160sqm - entrance, kitchen, lovely dining room/ conservatory, living room, 2 bedrooms and a bathroom

Second Floor - 121sqm - Living room/ kitchen, 2 bedrooms, bathroom and 25sqm terrace

Third Floor 121sqm - within the attic there are 2 bedrooms, bathroom

The villa is set within charming gardens with a number of outbuildings including greenhouses, large cellars/ workshops and garaging. There are garages for 2 cars with additional parking for a further 4 cars+. The gardens are a series of terraces with hard and soft landscaping and all overlooking the beautiful views to the valley. The property has excellent sun orientation.

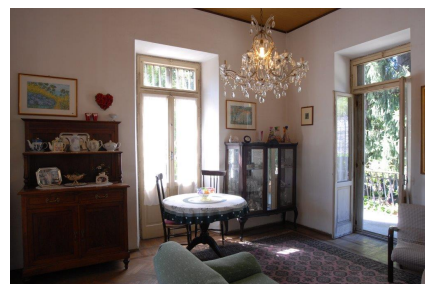
The villa is just a short distance from the popular centre of San Fedele which has a number of amenities including a supermarket, restaurants and bars around the pretty piazza. The popular lakeside village of Argegno is just 15 minutes away with a regular bus service providing links to the lake. The area of the Val D'Intelvi is very popular with those seeking outdoor activities such as walking, mountain biking and horse riding of which there are endless opportunities in the area.

It is rare to find a property of this size and potential in such an accessible location for a sensible price.

More information upon request

Asking price €700,000 (plus 3%+VAT marketing / finders fees)

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.









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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