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Asking price of €3,200,000 Lake Front Villa With Boat Dock & Pool, Gera Lario, Lake Como



- 6 beds / 5 baths
- 700 sq m Lake front luxury villa
- 300 sq m garden with pool
- Boat house
- Restored in 2000
- Gym, sauna & games room
- 3 external parkings (2 covered)

Lake front luxury villa with boat house and swimming pool. 6 bedrooms & 5 baths, gym, sauna, games room, hobby room. Renovated in 2000.



Lake Front Villa With Boat Dock & Pool, Gera Lario

Luxurious Villa Restored in 2000, composed of:

Ground floor: clothes hangers at the entrance, large parlour with an XVII century table and more elegant pieces of furniture; fully equipped kitchen Gaggenau with a table, "breakfast" balcony, fireplace with stone grill, tiles in natural raw stone; study; two bedrooms and two bathrooms (one has the shower, the other has the bath); box with 1 parking space, lumber room for wood and tools. Parquet floors.

First floor/attic: principal double room with fireplace, terrace with a stunning lakeview, air conditioning, master bathroom with jacuzzi and wardrobe room; hobby room with wardrobe and terranze; two bedrooms and a bathroom with a multi-function shower. Parquet floors.

Basement: gym with sauna, bathroom with sauna and shower, billiard room, living room, bar, fireplace, bathroom with shower, guest double room, lumber-room, boathouse entrance, cellar and laundry/boiler room. Terracotta floors.

Exteriors: illuminated pool having two different depths set for trampoline, garden, gazebo and shower. Porch with couch, armchairs and table. 3 external parkings (2 covered), vegetable garden and toolshed.

Lake floor: boathouse, boat cart on track.

Property: 700 Mq

Private Garden: 300 Mq

Main distances

Train Station: 10.00 km

Boat: 0.70 km

Ski Resort: 49.00 km

Milano Malpensa: 116.00 km

Milano Linate: 106.00 km

Bergamo (Orio al Serio): 86.00 km

Lugano (Agno): 56.00 km

Energy classification: G

Price: EUR 3.200.000 (plus 3%+VAT marketing / finders fee)

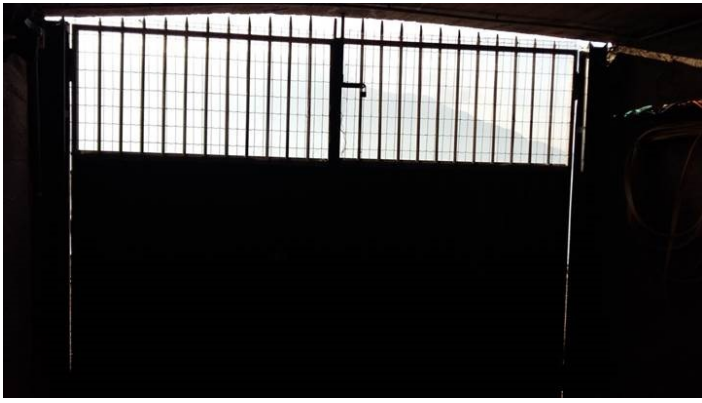
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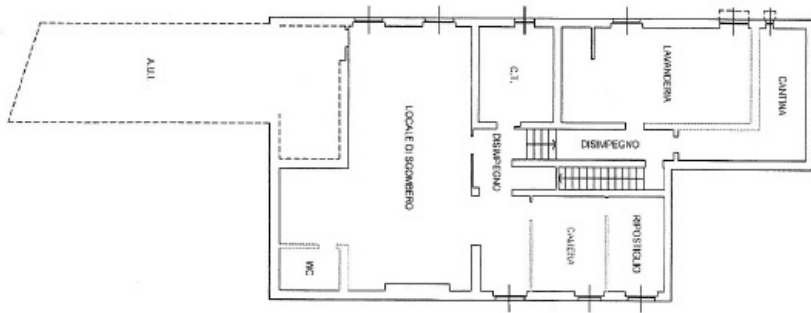




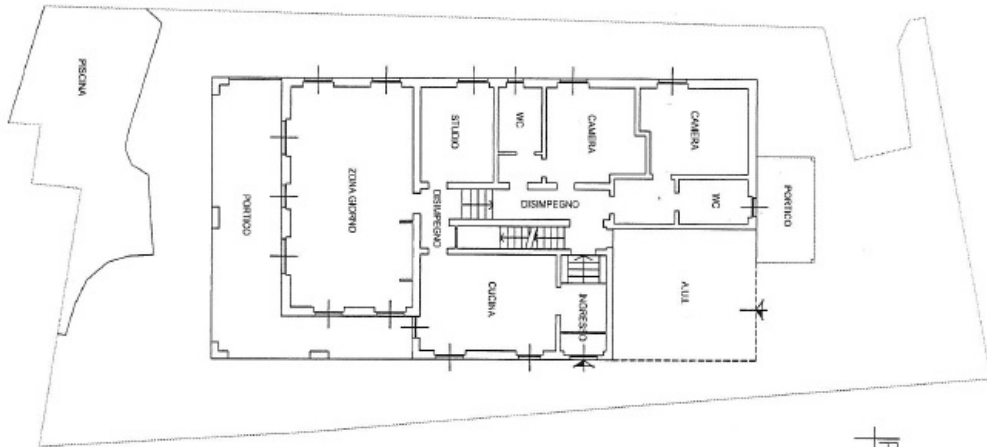




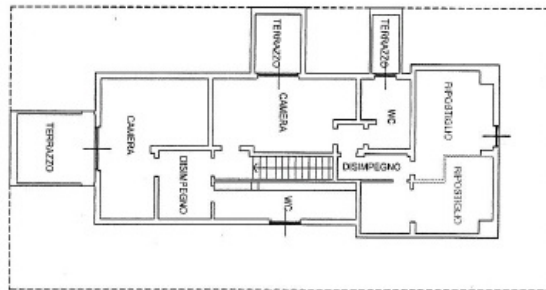




Piano Primo Sottotrada



Piano Terra



Piano Primo



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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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