



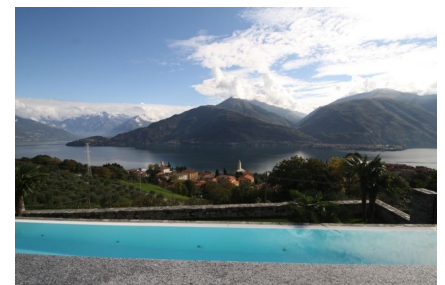
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Asking price of €1,900,000 Contemporary Villa With Pool, Cremia, Lake Como



- 2+ bed / 2 bath
- 300 sq m luxury modern villa
- 2800 sq m garden
- 30 sq m porch & 60 sq m patio
- Outdoor pool
- 40 sq m double garage
- Walk in wardrobe
- Large room in basement to use as games / fitness room
- Lake views
- Furnished

Lake Como Near Menaggio, located in the hills of the Municipality of Cremia, very quiet and sunny position, Luxury villa of modern design with lovely lake view, surrounded by 2800sqm of well planted garden with beautiful trees such as olive;



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The property was built with high quality materials, and the owner - well known Swiss architect, has carefully studied all the interior and exterior materials of modern design; the villa of a total of 300 sqm spread over three floors, plus the wonderful porch of 30 sqm with an outdoor stone patio of about 60 sqm which overlooks the outdoor pool of 15 x 4 metres with wide solarium.

At ground floor entrance hall, kitchen and dining area with a modern two-sided central fireplace that also faces the living area, bathroom, large windows overlooking the porch; Covered porch with barbeque area and two storages, plus shed and storage with external searate entrance; First Floor large master bedroom with walk-in closet and beautiful marble master bathroom, second bedroom with bathroom, and possibility to realize third bedroom.

All rooms of the villa overlook the lake and the sun; At Basement floor spacious laundry room, cellar and large room to finish where you can realize a fitness area and games room.

To the right of the main entrance of the villa we have a large double garage of about 40 sqm.

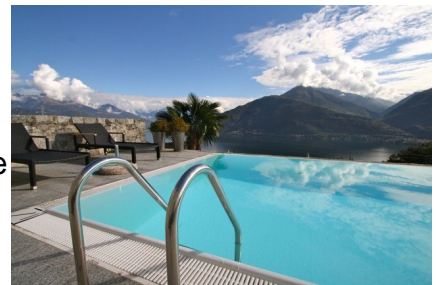
The villa is equipped with excellent facilities and fine finishes that ensure energy efficiency and living comfort of the highest level.

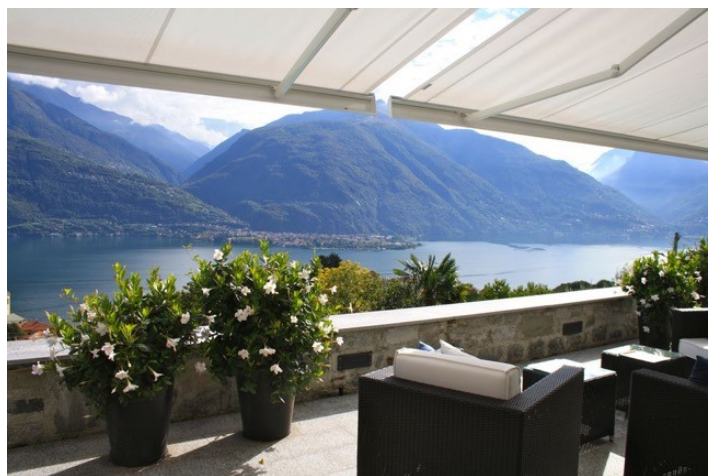
All furnishings are inclusive in the sale price. The heating is by methane gas.

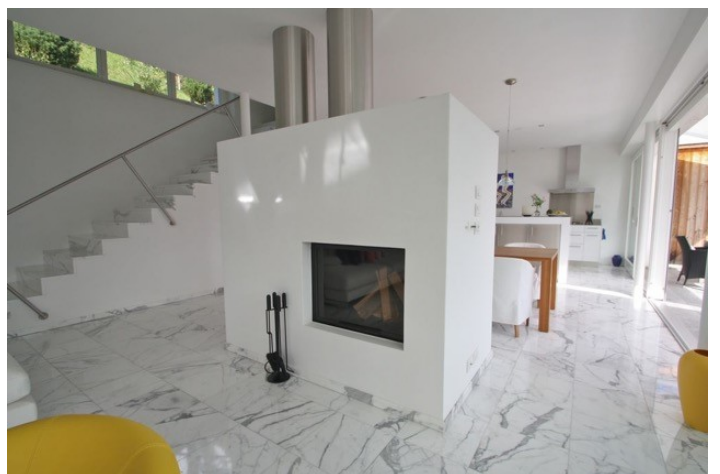
Crema is near the towns of Menaggio, San Siro and Pianello del Lario and is located at 45 km from Como and 35 km from Lugano, only 1.15 hour drive from all airports.

Price € 1,900,000 (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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