

Villa for Sale in Cernobbio - Via Vittorio Veneto

Sale

Ref. CO23447

PRICE: € 3.350.000

**365 sq.m | Bathrooms: 3 | Bedrooms: 3 | Rooms: 4**

SOGIM Como offers for sale a wonderful newly built lake view villa nearing completion in the suggestive and renowned setting of Cernobbio.

This prestigious real estate solution of approx. 365 square meters offers a breathtaking view of Lake Como while guaranteeing tranquility and privacy thanks to the elevated location compared to the surrounding residential context.

The unit, which can be accessed via an external stone staircase, is spread over two levels: the lower floor houses the kitchen, a small service bathroom and the large open space including a dining room and living area surrounded by a 'incomparable light thanks to the southern exposure and the imposing windows which, especially on sunny days, allow the gaze to completely immerse itself in the surrounding environment

The upper floor houses the sleeping area with three large bedrooms, two bathrooms and two other rooms to be used for various uses according to one's personal needs; a beautiful panoramic terrace frames the floor and houses a sumptuous swimming pool which gives the villa further prestige and makes it unique in its kind.

The house is completed by the cellar, the large garage on the ground floor in which at least 3/4 cars can be placed with access from an automatic driveway gate.

Possibility of customizing the interior spaces and finishes, as per the rich specifications.

Some of the finishes of the property:

- Sanitaryware: Duravit;
- Faucets: Grohe.
- Heat pump: Reverse cycle air/water, including dehumidification system;

- Windows: laminated wood with low-absorption glass with high energy efficiency by Saint-Gobain;
- Home automation system (automation of lights, rolling shutters, thermoregulation);
- Shutters: dimming systems in aluminum shutters;
- Access door: Hormann, of the selected insulated and motorized type.

Certification

Energy Class: A1

Property Informations

Address: Via Vittorio Veneto

Zip Code: 22012

Bedrooms: 3

Bathrooms: 3

Rooms: 4

State of Preservation: Excellent

Lift: Yes

Age Construction: 2022

Balconies: Present

Terrace: Present

Garden: Private

Kitchen: Regular Kitchen

Box: Triple

Features

Terrace

Tv Antenna

Tv SAT: autonomus

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Predisposition for Alarm

Shutters

On two floors

















