

Villa for Sale in Cernobbio - Via Vittorio Veneto

Sale

Ref. CO23448

PRICE: € 3.500.000



370 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. 370 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: on the lower floor there is the sleeping area with three large bedrooms, two of which have spacious walk-in closets, two bathrooms and the technical room which houses state-of-the-art systems designed according to current savings and sustainability criteria.

The upper floor houses the kitchen, a small service bathroom and the large open space including the dining room and living area surrounded by an incomparable light thanks to the southern exposure and the imposing windows which, especially on sunny days, allow the eye to immerse themselves completely in the surrounding environment. The panoramic terrace frames the living area 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 cars can be placed and an external area of exclusive property equal to three uncovered parking spaces 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

















