

## Villa for Sale in Como - Via Bellinzona

Sale

Ref. CO26301

PRICE: Confidential  
Negotiation

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

### **Villa for sale in Como (CO)**

Prestigious and modern villa with swimming pool, Como

For sale prestigious villa with modern design and wonderful private pool. In Como, in a residential area that combines privacy with a particularly strategic location to reach the Swiss border and the best points of interest in the city center such as Villa Olmo and Cernobbio, offering a pleasant glimpse overlooking Lake Como and its mountains.

The property, free and exposed on four sides, is composed of the entrance that opens onto a large open space consisting of the living area and the functional and well-equipped open kitchen, overlooking the outdoor terrace from which you can directly access the swimming pool with solarium area. A refined sliding door adjacent to the kitchen allows access to a comfortable guest bathroom and to the basement where there is a large room with private bathroom, the accessory rooms for the laundry and the pantry.

Continuing upstairs through the staircase, characterized by the simplicity of clean lines and chromatic continuity, you reach the sleeping area of the house complete with the master bedroom overlooking the terrace, equipped with an elegant glass parapet, communicating with the first single bedroom, a further bedroom and two bathrooms.

The solution is equipped with both swing and pocket doors, white PVC double glazing, with electric shutters, radiator heating system with thermostats dedicated to the floor, air conditioning, alarm system and video intercom.

The type of flooring varies according to the rooms: from light parquet to ceramic in the bathrooms to porcelain stoneware on the lower floor.

The property is framed by a peculiar and singular garden equipped with perimeter lighting, characterised by terraces and a careful selection of medium and tall ornamental plants.

The property is completed by a large garage with automatic shutter and an uncovered parking space.

The villa is located within an elegant and exclusive context with an automatic gate and video surveillance system, guaranteeing tranquility and security for those who live in this small oasis a few steps from the heart of the city.

Contact us to receive more information and to arrange a visit.

## Certification

**Energy Class:** D

## Property Informations

**Address:** Via Bellinzona **---> Totale\_mq\_calpestabili <---:** 260.00

**Bedrooms:** 4

**Bathrooms:** 3

**Rooms:** 4

**State of Preservation:** Excellent

**Parking space:** Carport

**Age Construction:** 2007

**Current Status:** Freed by the rogue

**Building Costs:** € 160

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea Distance:** 300 meter

**Kitchen:** Exposed Kitchen

**Box:** Shed

**Pets Allowed:** Yes

## Features

Terrace

Tv Antenna

Tv SAT: autonomus

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Sanitary Suspended

Shower

Safe-Deposit Box

Shutters

Exposure

On two floors

## Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices













