

**Villa for Sale in Villa Guardia - via Meraccio**

Sale

Ref. CO66103

PRICE: € 990.000

**306 sq.m | Bathrooms: 2 | Bedrooms: 3 | Rooms: 5****PRESTIGIOUS VILLA WITH POOL FOR SALE IN VILLA GUARDIA**Prestigious and modern villa with swimming pool in Villa Guardia

For sale prestigious villa with swimming pool completely renovated in 2014 and further improved in finishes and efficiency in 2022. In Villa Guardia, located in a green and very private context, in a private residential area and a short distance from the town centre and essential services, situated in a strategic position it offers a rapid connection to the cities of Milan, Lugano and the centre of Como, reachable in just 10-15 minutes.

This splendid villa, equipped with all comforts, stands out for its efficiency and modernity. The property has an exposure on all four sides, is located within a green and totally private context: in fact, it is surrounded by a richly planted garden that extends for about 1000 square meters and a 3 meter high hedge.

The property is spread over 3 levels: on the ground floor, the main entrance leads to the living area with the open-space kitchen and the living room that continue into a bright veranda, the lounge with balcony, a bedroom and a bathroom. From the kitchen and living area you can enjoy the view of the garden and the swimming pool, the latter heated thanks to the use of solar panels and equipped with a salt electrolysis system with electronic PH regulator.

On the first floor you enter the hallway of the sleeping area which leads to 2 large bedrooms, one of them with a balcony, to the large bathroom with window, to the walk-in closet and to the room, currently used as a study.

The basement consists of a cellar, a generous storage room that can be used as a recreation room or gym, a storage area, a space

under the stairs, where we find the Tesla storage battery for the photovoltaic system, the storage room and the heating plant, as well as direct access to the garage.

The solution is equipped with new PVC window frames and double glazing, radiator heating, a modern pellet stove to reduce the use of gas, iron shutters with anti-intrusion key lock and armored door. Wi-Fi connection and satellite TV system, alarm system, temperature regulation differentiated for each individual floor are added. For the exterior, robot lawnmower and automatic irrigation. All the elements of the house, such as heating, appliances, alarm and external accessories are conveniently controllable remotely thanks to the home automation system.

The property is completed by a large garage that can comfortably accommodate 2 cars, as well as 4 external parking spaces.

Contact our office for more information and to schedule an in-person visit.

## Property Informations

<b>Address:</b> via Meraccio	<b>Zip Code:</b> 22079
<b>---&gt; Totale_mq_calpestabili &lt;---:</b> 203.00	<b>Bedrooms:</b> 3
<b>Bathrooms:</b> 2	<b>Rooms:</b> 5
<b>State of Preservation:</b> Restored	<b>Parking space:</b> Carport
<b>No Barriers:</b> Yes	<b>Current Status:</b> Freed by the rogue
<b>Balconies:</b> Present	<b>Terrace:</b> Present
<b>Garden:</b> Private	<b>Kitchen:</b> Exposed Kitchen
<b>Box:</b> Double	

## Features

Tv Antenna	Porch: 30 □	Tv SAT: autonomus
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Shower
Aluminum Frames	Predisposition for Alarm	Safe-Deposit Box
Shutters		

## 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			









