

**Villa for Sale in Asso - Via Per Bellagio**

Sale

Ref. CO375087

PRICE: € 650.000

**839 sq.m | Bathrooms: 4 | Bedrooms: 7 | Rooms: 8**

Detached villa for sale in Asso (CO)  
Peculiar detached villa with large garden in Asso

For sale is a spacious and distinctive detached villa nestled in the setting of a generously sized private garden. Located in Asso, in a completely residential neighborhood, it enjoys the tranquility and privacy that the Upper Lambro valleys exquisitely offer, while still being close to essential services and the main roads leading to the Larian Triangle.

The unit enjoys four-sided exposure and is spread over two levels. The ground floor features a large entrance hall leading to a spacious living area consisting of a living room and dining room. The visitor's gaze is drawn to the large windows, allowing for a panoramic view of the surrounding nature and a brightly lit space that creates a relaxing and invigorating atmosphere. The eat-in kitchen is cleverly separated from the living area and also features access to the outdoor area.

From the entrance hall, a long corridor leads to the sleeping area, which includes five bedrooms, three bathrooms with windows, and an additional study that can easily be converted into a variety of spaces to suit your tastes and needs.

A pleasant wooden staircase leads to the first floor which houses a second apartment consisting of a kitchen, a living room, two large bedrooms and a bathroom as well as a storage room.

In the basement there is a tavern, a laundry room, an ironing room, the boiler room as well as accessory rooms used as a cellar and storage room.

The property features hinged doors, double-glazed wooden windows with shutters (except for the large PVC French windows in the

living room), and cast iron radiators. The flooring varies depending on the room: from parquet in the living area to ceramic tiles in the bathrooms, kitchen, and bedrooms.

The property also includes a large garage that can accommodate up to three cars and a garden of approximately 2,200 square meters, embellished with low and medium-sized trees that pleasantly frame this wonderful property, providing outdoor spaces for moments of tranquility and conviviality.

The house allows autonomy and independence for two families while maintaining a single home.

The villa embodies an exquisite 70s style, offering a home immersed in a pleasant tranquility far from the stress of the city.

Contact the office for more information and to schedule a visit.

## Certification

**Energy Class:** G

## Property Informations

**Address:** Via Per Bellagio

---> **Totale\_mq\_calpestabili** <---: 800.00

**Bedrooms:** 7

**Bathrooms:** 4

**Rooms:** 8

**State of Preservation:** Good

**Total Floor:** 2

**Parking space:** Carport

**Current Status:** Freed by the rogue

**Balconies:** Present

**Garden:** Private, 1.830 sq.m

**Kitchen:** Regular Kitchen

**Box:** Triple

## Features

Terrace

Tv Antenna

Porch

Tv SAT: autonomus

Closet

ADSL Coverage

Cellar

Fastweb Coverage

Fireplace

Air-Conditioned

Parquet

Telephone System

Wiring: By Law

Shower

Wooden Window Frames

Aluminum Frames

Predisposition for Alarm

Shutters

Dual-sided

Furnishings

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











**SOGIM COMO**

via Vittorio Emanuele II,26 - Como (CO) - Phone number 031/8123506  
como@sogim.it - <https://www.sogim.net/en>  
VAT 02533900961