SOGIM COMO
via Vittorio Emanuele II,26 - 22100 Como
Phone number 031/8123506

Apartment for Sale in ComoCiviglio - Via Pacinotti, 3

Sale | Ref. CO533785 | PRICE: € 220.000



71 sq.m | Bathrooms: 1 | Bedrooms: 1 | Rooms: 2

TWO-ROOM APARTMENT FOR SALE IN COMO, IN A RENOVATED HISTORIC ART NOUVEAU VILLA
We offer for sale a charming two-room apartment on the second floor of a historic Art Nouveau villa dating back to the early 1900s, recently and meticulously renovated. The villa, which retains its period charm, has been completely renovated in recent years, with the installation of state-of-the-art fixtures, a new roof, and the addition of a modern elevator.
The 70 m² apartment comprises a spacious living room with an open-plan kitchen, ideal for socializing, and a welcoming sitting area that benefits from natural light thanks to numerous windows. The sleeping area, separated by a hallway, comprises a spacious double bedroom and an elegant bathroom.
One of the most striking features of this apartment is the balcony, which offers panoramic views of the city of Como and the surrounding mountains, creating a unique atmosphere.
Central and strategic location: The property is located in the Civiglio district, just minutes from Como city center, easily accessible by public transportation thanks to the nearby bus stop. The villa is surrounded by a well-maintained and landscaped park of approximately 5,000 square meters, where you can enjoy the tranquility and beauty of the surrounding greenery. Furthermore, the area offers a convenient location for those wishing to reach the city center, with its shops, restaurants, and main services.
Investment opportunity: The property is also ideal for short-term rentals, given its strategic location and the charm of the renovated historic villa.
Other advantages:
Independent heating with low condo fees. Recently landscaped condominium grounds. Uncovered parking available. Available immediately. For more information or to schedule a viewing, please contact us directly.

Property Informations

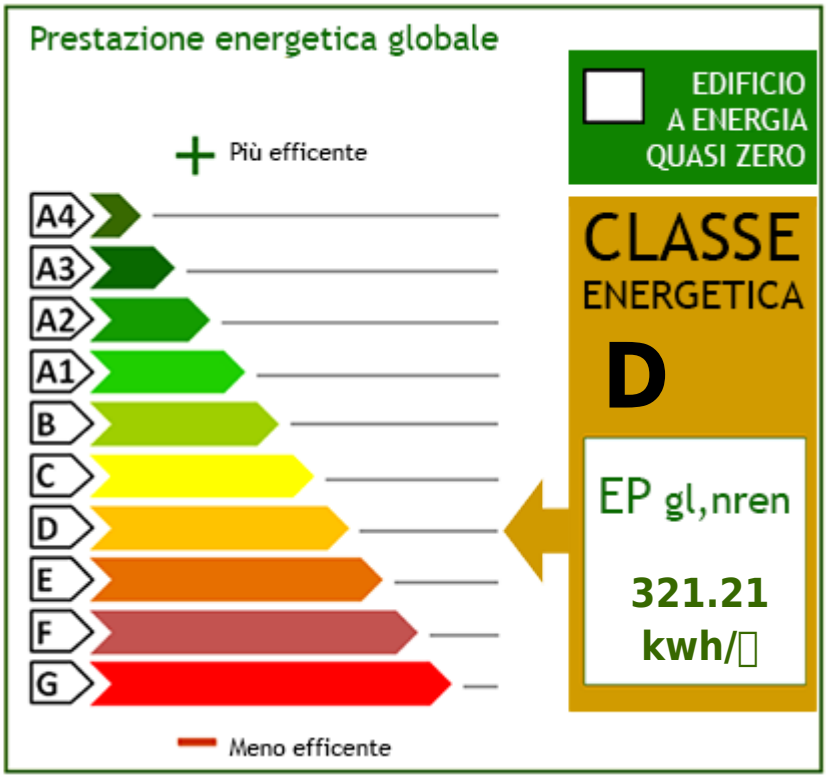
Address: Via Pacinotti, 3
Bedrooms: 1
Bathrooms: 1
Rooms: 2
State of Preservation: Restored
Level: 2
Total Floor: 3
Parking space: Carport
Lift: Yes
No Barriers: Yes
Age Construction: 1900
Current Status: Freed by the rogue
Building Costs: € 100
Balconies: Present
Terrace: Present
Garden: Common, 5.000 sq.m
Sea Distance: 6.000 meter
Kitchen: Exposed Kitchen
Pets Allowed: Yes

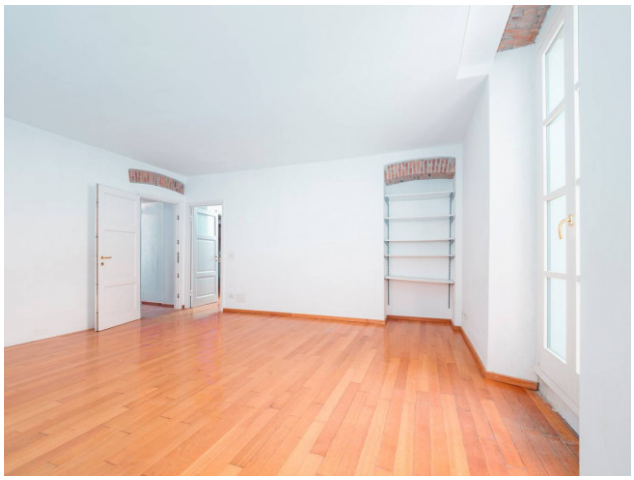
Features

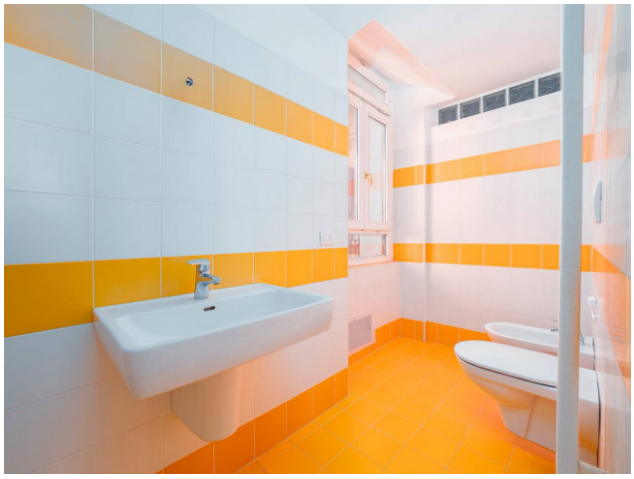
Terrace	Tv Antenna	Tv SAT: Shared
Closet	ADSL Coverage	Fastweb Coverage
Air-Conditioned	Parquet	Telephone System
Wiring: By Law	Shower	Wooden Window Frames
Predisposition for Alarm	Shutters	Dual-sided

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			


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A1
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CLASSE ENERGETICA
D
EP gl,nren
321.21 kwh/
Meno efficente




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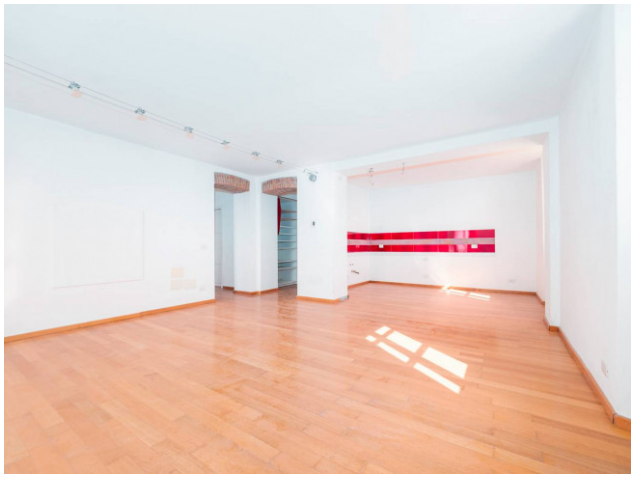








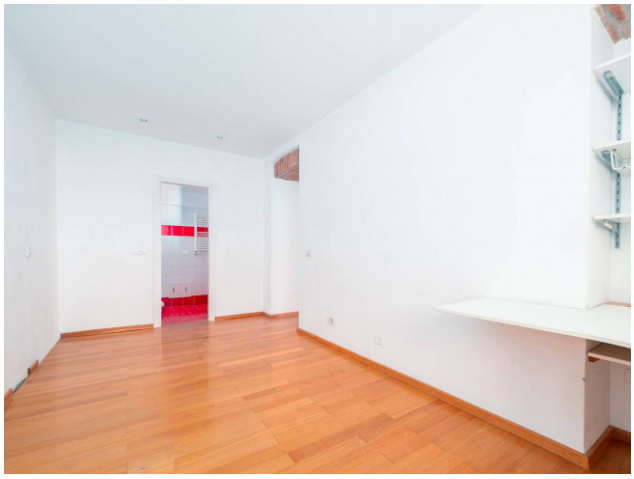




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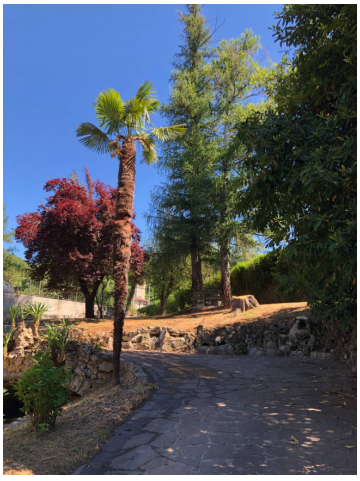
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