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

Apartment for Sale in ComoCiviglio - Via Pacinotti, 3

Sale | Ref. CO533786 | PRICE: € 340.000



112 sq.m | Bathrooms: 2 | Bedrooms: 2 | Rooms: 3

Three-room apartment for sale in Como (CO)
Exclusive three-room apartment in a recently renovated historic Art Nouveau villa in Como - second floor with elevator

For sale is a charming three-room apartment on the second floor of a historic Art Nouveau villa dating back to the early 1900s, recently and meticulously renovated. Located in the Civiglio neighborhood of Como, just minutes from downtown Como, this completely residential neighborhood offers privacy and easy access to the city center, thanks to a nearby bus stop. The villa, which retains its period charm, has been completely renovated in recent years, including the installation of state-of-the-art fixtures, a new roof, and the installation of a modern elevator.
The apartment comprises an entrance hall that opens onto a spacious living room with kitchenette, ideal for socializing, and a welcoming living area that enjoys natural light thanks to the numerous windows.
The hallway leads to the sleeping area which includes a spacious double bedroom, a second bedroom and two bathrooms.
This unique home features swing doors, white double-glazed wooden window frames with shutters, cast iron radiators, an elevator, and an alarm system. Parquet is the predominant flooring, except for the bathrooms, where ceramic tiles are used.
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.
An uncovered parking space completes the solution.
The three-room apartment is located within a wonderful villa surrounded by a well-maintained and planted park of approximately 5,000 square meters, where you can enjoy the tranquility and beauty of the surrounding greenery.

The property is also ideal for short-term rentals, given its strategic location and the charm of a recently renovated historic residence. Contact the office for more information and to schedule a visit.

Property Informations

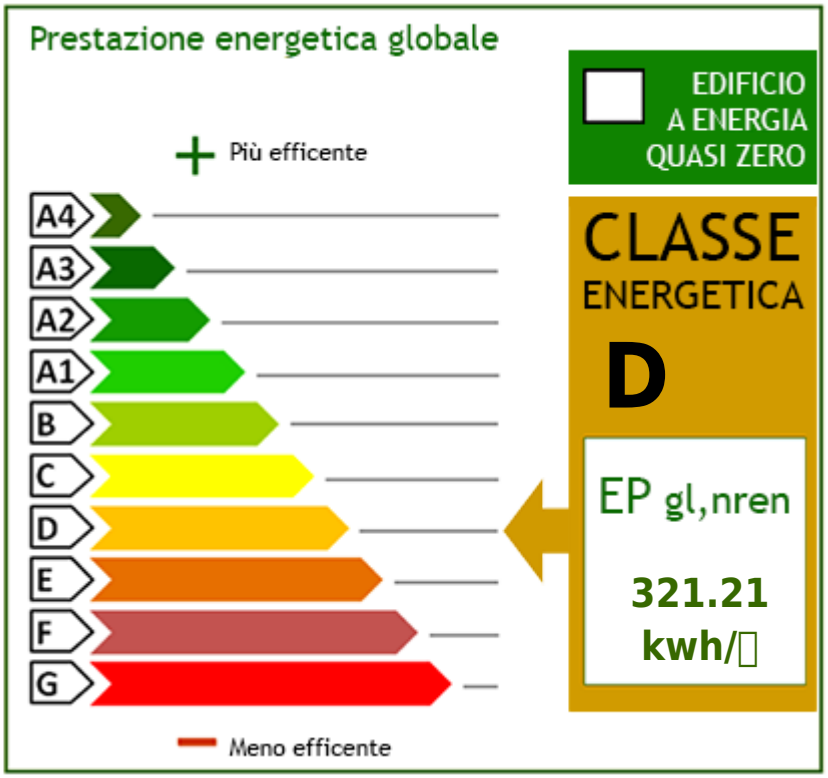
Address: Via Pacinotti, 3	**---> Totale_mq_calpestabili <---**: 110.00
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**State of Preservation**: Restored
Level: 2	**Total Floor**: 3
Parking space: Carport	**Lift**: Yes
No Barriers: Yes	**Age Construction**: 1900
Current Status: Freed by the rogue	**Building Costs**: € 100
Balconies: Present	**Terrace**: Present
Garden: Common, 5.000 sq.m	**Sea Distance**: 6.000 meter
Kitchen: Kitchenette	**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			


Prestazione energetica globale
EDIFICIO A ENERGIA QUASI ZERO
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
CLASSE ENERGETICA
D
EP gl,nren
321.21 kwh/
Meno efficente











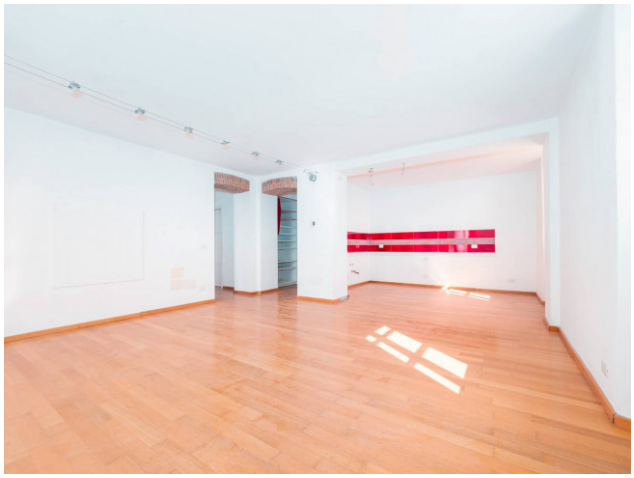






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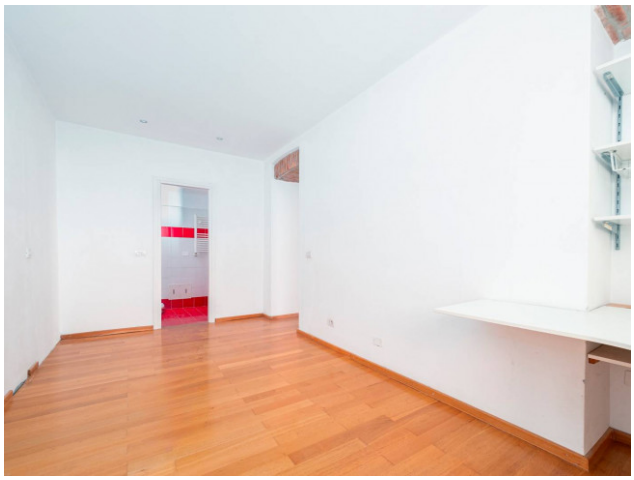






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