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

Villa for Sale in Montorfano - Via Vittorio Emanuele II

Sale | Ref. CO33927 | PRICE: Confidential Negotiation



372 sq.m | Bathrooms: 4 | Bedrooms: 3 | Rooms: 4

Detached villa for sale in Montorfano (CO)
Refined and modern detached villa with large garage in Montorfano

For sale is a refined detached villa on several levels. In Montorfano, in a completely residential setting immersed in a pleasant and lush green setting far from daily traffic, near Lake Montorfano and the Villa D'Este di Montorfano Golf Club, just minutes from the town center as well as essential services and 10 minutes from the center of Como.
This wonderful property is free on four sides and extends over two levels above ground and one below ground. The ground floor features an entrance hall that opens onto a spacious living area with a modern, linear design. This leads to one of the highlights of this prestigious residence: a charming outdoor terrace with panoramic windows that allow for year-round enjoyment. The staircase leading to the various levels is located in the center of the room, cleverly separating it from the generously sized kitchen, which features a functional dining area overlooking the porch. This area features a charming pergola, perfect for enjoying moments of conviviality while admiring the surrounding landscape. Continuing to the first floor, you reach the sleeping area, which features two bedrooms, one with a private balcony. Their considerable size allows for the possibility of creating a third bedroom. Each bedroom has an en suite bathroom for maximum comfort and privacy.
The basement, complete with its own bathroom, enhances the basement and offers an additional space for freely expressing personal needs and tastes in complete privacy.
The solution is completed by a large garage equipped with automatic overhead doors, comfortably providing shelter for three cars

depending on their size.
The villa boasts comfort and eco-sustainable details that perfectly highlight its modern soul: sliding and swing doors to safeguard space, a security door, white PVC window frames with triple glazing and blackout blinds, state-of-the-art systems including underfloor heating and a condensing boiler, provision for air conditioning and a home automation system, and a Verisure alarm system. A significant plus in terms of energy savings is the installation of photovoltaic panels.
The type of flooring that embraces the entire property, constituting a common thread of elegance and modernity, is the porcelain stoneware of a renowned Made in Italy brand.

THE GEOLOCATION INDICATED IN THE ADVERTISEMENT IS PURELY APPROXIMATE.

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

Certification

Energy Class: A1

Property Informations

Address: Via Vittorio Emanuele II	**---> Totale_mq_calpestabili <---**: 345.00
Bedrooms: 3	**Bathrooms**: 4
Rooms: 4	**State of Preservation**: Excellent
Parking space: Carport	**Age Construction**: 2008
Current Status: Freed by the rogue	**Building Costs**: € 50
Balconies: Present	**Terrace**: Present
Garden: Private	**Kitchen**: Regular Kitchen
Box: Triple	

Features

Terrace: 40 □	Tv Antenna	Porch: 40 □
Tv SAT: autonomus	ADSL Coverage	Cellar
Fastweb Coverage	Fireplace	Air-Conditioned
Telephone System	Wiring: By Law	Sanitary Suspended
Shower	Aluminum Frames	Predisposition for Alarm
Safe-Deposit Box	Shutters	Dual-sided
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			

















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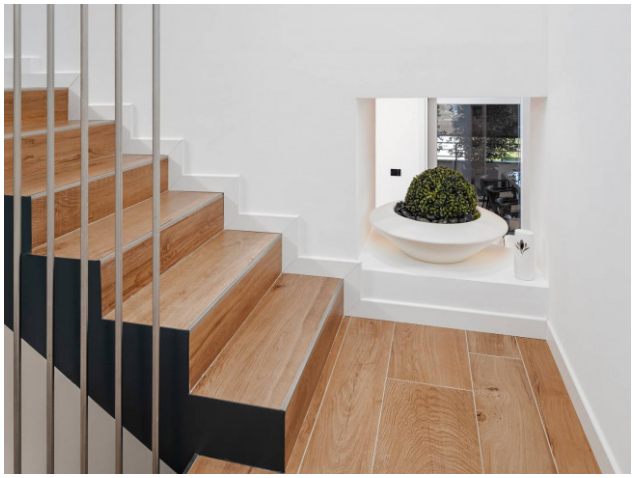


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