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

Apartment for Sale in Cantù - via Paganella, 28

Sale | Ref. CO441347 | PRICE: € 340.000



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

TOP FLOOR APARTMENT FOR SALE IN CANTU' (CO) Recently renovated, high-quality three-room apartment on the second and top floor in a green area of Cantù. We offer for sale in the municipality of Cantù, in a wonderfully quiet yet convenient area with all amenities, including the city center. This spacious and bright three-room apartment with a double bedroom is located in a 1900s building with only four residential units, completely renovated in 2022/2023. It can be converted into a four-room apartment with a simple wall. The apartment features an open-plan space that includes a spacious and comfortable living room and eat-in kitchen with a central island. The generous size allows for a separate dining and relaxation area, ensuring maximum privacy, both for enjoying the conversation/TV area and for hosting large gatherings with your most welcome guests. Numerous windows provide a significant amount of natural light, benefiting all rooms. The view is unobstructed and uninterrupted, overlooking the greenery of the Cantù woods. A hallway leads to the sleeping area, which includes a double bedroom with en suite bathroom, a twin bedroom with the option of dividing it into two rooms with a simple floorboard, a second elegantly finished bathroom, and a convenient closet. The recent renovation of the entire building has allowed us to introduce measures that have made it an almost energy-efficient building and the careful choice of finishes allows this wonderful home to be classified as CLASS A4: heat pump for underfloor heating and domestic hot water, solar panel for domestic hot water, photovoltaic panel, triple-glazed wood/aluminium window frames, thermal insulation. The property's unique location allows you to enjoy walks in the woods and experience the tranquility of nature, without sacrificing the comfort of having all essential services nearby, the convenient city center, and the main transport routes that allow you to quickly reach Como. The property includes a cellar on the ground floor, a large private garden and 2 parking spaces in addition to the garage. Contact the office for more information and to schedule a visit.

Property Informations

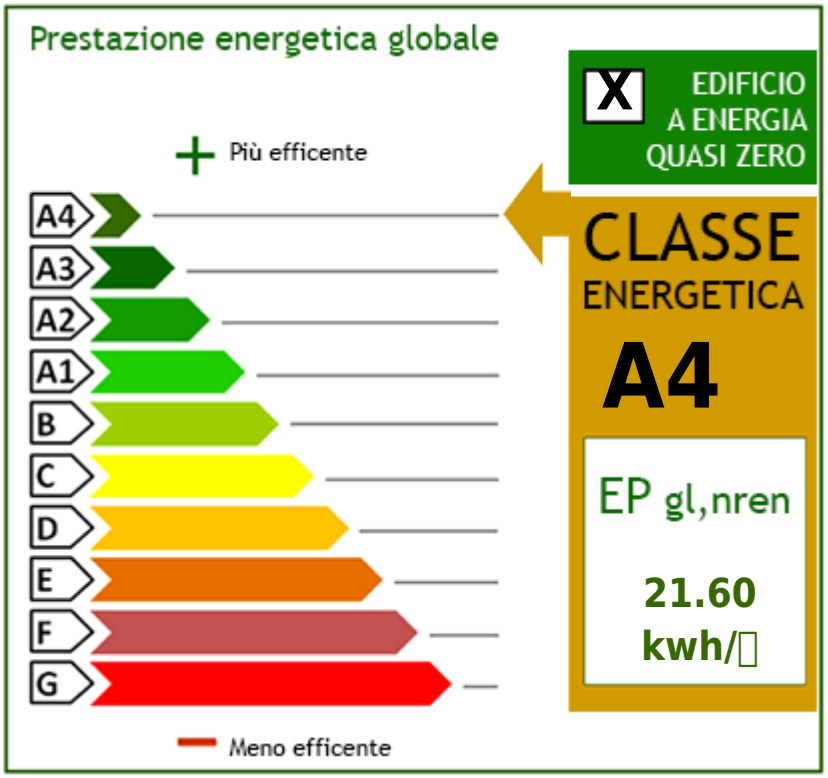
Address: via Paganella, 28	**---> Totale_mq_calpestabili <---**: 120.00
Bedrooms: 2	**Bathrooms**: 2
Rooms: 3	**State of Preservation**: Restored
Level: 2	**Total Floor**: 2
Parking space: Uncovered Parking	**Age Construction**: 2022
Current Status: Freed by the rogue	**Building Costs**: € 30
Balconies: Present	**Terrace**: Present
Garden: Private, 250 sq.m	**Kitchen**: Regular Kitchen
Box: Double	**Pets Allowed**: Yes

Features

Terrace	Tv Antenna	Tv SAT: autonomus
Closet	ADSL Coverage	Cellar
Fastweb Coverage	Parquet	Telephone System
Wiring: By Law	Sanitary Suspended	Jacuzzi
Shower	Wooden Window Frames	Aluminum Frames
Predisposition for Alarm	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			


Prestazione energetica globale
Più efficente
A4
A3
A2
A1
B
C
D
E
F
G
Meno efficente
X
EDIFICIO A ENERGIA QUASI ZERO
CLASSE ENERGETICA
A4
EP gl,nren
21.60
kwh/










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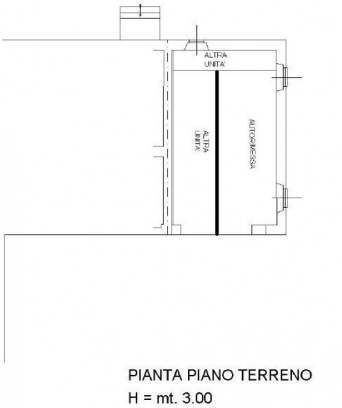










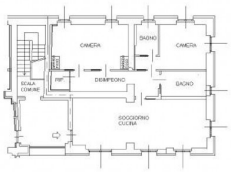


PIANTA PIANO TERRENO
H = mt. 3.00





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PIANTA PIANO SECONDO
H = mt. 2.70

N



PIANO TERRA
HM = 2,45 M

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