

Erba – Lombardie

PRESTIGIOUS HISTORIC VILLA WITH LARGE PARK IN THE PROVINCE OF COMO

Property ID: IT242941701



www.von-poll.it

PURCHASE PRICE: 4.950.000 EUR • ROOMS: 40

Property ID: IT242941701 - 22036 Erba – Lombardei

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT242941701 - 22036 Erba – Lombardiei

At a glance

Property ID	IT242941701
Rooms	40
Bedrooms	24
Bathrooms	11
Year of construction	1700

Purchase Price	4.950.000 EUR
Commission	Subject to commission
Total Space	ca. 2.180 m ²
Equipment	Swimming pool, Sauna

Property ID: IT242941701 - 22036 Erba – Lombardesi

Energy Data

Type of heating	Single-storey heating system
Power Source	Gas
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

The property



Property ID: IT242941701 - 22036 Erba – Lombardia

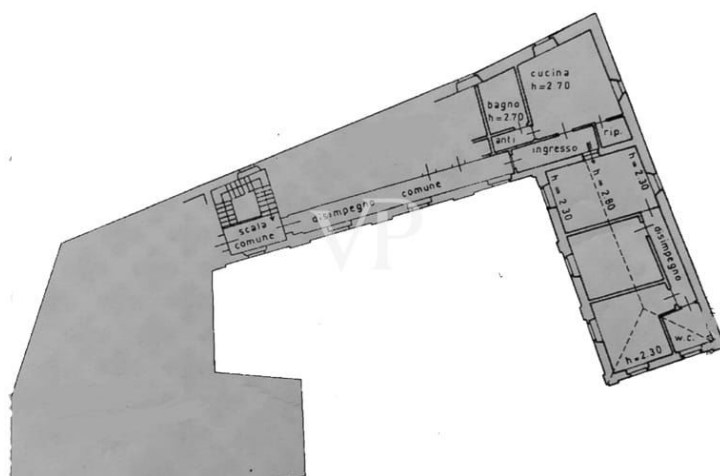
The property



Property ID: IT242941701 - 22036 Erba – Lombardiei

Floor plans

PIANO SECONDO



PIANO PRIMO
H = 2.80



PIANTA PIANO PRIMO h=2.70



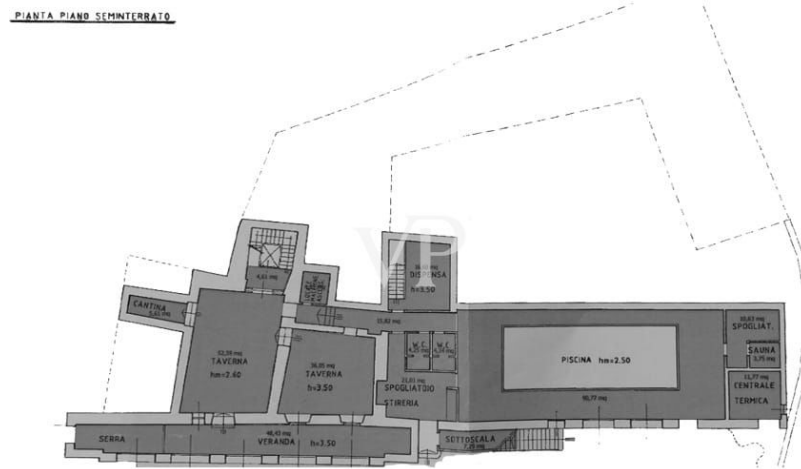
PIANTA PIANO PRIMO h=3.00





PIANTA PIANO SECONDO 1:270





www.von-poll.com

Property ID: IT242941701 - 22036 Erba – Lombardiei

A first impression

"Erba rises in staggered stages on an open hill, and with all the villas and terricciuole that crown it, it almost renders the image of a mountain town. Western Brianza has no land more playful than this, nor richer in gracious villas." (Cesare Cantù, historian and man of letters late 19th century) Timeless elegance in the Lake Como area: Historic villa with private park. Nestled in the lush greenery of a quiet and privileged location, this historic villa situated between the lakes of Pusiano and Alserio, not far from Como and Lecco, represents the essence of luxury and refinement. Originating in the 1700s, the elegant residence has been carefully restored to combine the timeless charm of tradition with modern comfort and technology, offering a unique living experience. A true architectural masterpiece with exquisite details. With a total area of more than 1,140 m² distributed on four levels, the villa is distinguished by its spacious and bright spaces, floors made of fine materials, and finishes of the highest level. Every detail has been designed to enhance the architectural beauty and create an atmosphere of sophisticated elegance. The 345-m² ground floor welcomes guests with an impressive and refined living area, perfect for exclusive receptions or relaxing family moments. The second floor, with its 372 m², houses master suites and independent apartments, offering maximum privacy and comfort for each family member or guest. On the second floor, measuring 195 m², additional living spaces allow for customization, while the basement, measuring 230 m², is dedicated to services and relaxation, with functional service rooms and a large wellness area. Tailor-made luxury and comfort. One of the most outstanding features of this property is the indoor swimming pool, a wellness oasis complete with changing rooms and sauna, ideal for relaxing in total privacy all year round. The internal elevator easily connects all levels, ensuring convenience and accessibility. The villa offers a total of 24 rooms, as well as 11 bathrooms and 16 utility rooms, providing space and functionality for uncompromising daily living. The independent apartments within the property are ideal for guests or service personnel, without sacrificing comfort and discretion. A dreamy private park Surrounded by a private park of 5,000 m², the villa provides a natural setting of extraordinary beauty. The masterfully landscaped garden offers quiet corners and areas perfect for outdoor events, cocktails or simply enjoying the serenity of the surrounding nature. Exclusive location Located in one of the most prestigious areas of the Como area, the villa enjoys a historic location, evocative of the Battle of Tassera in 1160, quiet and surrounded by greenery but at the same time close to the main services. The unique combination of privacy, prestige and accessibility makes this property an ideal investment for those who want to live in an exclusive setting without sacrificing convenience. A timeless dwelling This villa represents a once-in-a-lifetime opportunity for those seeking a luxury residence with unique charm. With its combination

of history, elegance and modern comfort, this property in the Como area between the lakes of Pusiano and Alserio is more than a home: it is a lifestyle. Don't miss your chance to live the dream, contact us today to arrange a private viewing.

Property ID: IT242941701 - 22036 Erba – Lombardiei

Details of amenities

Indoor swimming pool,
Spa and solarium
Lemon house
Elevator
Alarm with video surveillance
Centralized wiring networks, tv, sat, wifi
Laundry room, ironing room, fully equipped
Antique washhouse with spring water
Fireplaces with period inserts
Wine tasting cellar

Property ID: IT242941701 - 22036 Erba – Lombardiei

All about the location

The town of Erba is located only 14 km from Como, 19 km from Lecco, and the city of Milan can be easily reached within an hour's drive. 59 km is the distance to Milan Malpensa International Airport. In the immediate vicinity is the sophisticated Lecco Golf Club. A 40-minute drive takes you to Bellagio, and in just 20 minutes you can reach the lake, where the shipping company offers year-round connections to the beautiful and renowned resorts of Lake Como. Winter sports enthusiasts can reach the towns of St. Moritz in Switzerland, Livigno and Madesimo in about two hours by car.

Property ID: IT242941701 - 22036 Erba – Lombardei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1 Milan
E-Mail: milano@von-poll.com

To Disclaimer of von Poll Immobilien GmbH

www.von-poll.com