

Tremezzo – Lombardesi

Exclusive villa with swimming pool and panoramic lake view

Property ID: IT252941787



www.von-poll.it

PURCHASE PRICE: 2.800.000 EUR • LIVING SPACE: ca. 300 m² • ROOMS: 9 • LAND AREA: 2.000 m²

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

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

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

At a glance

Property ID	IT252941787
Living Space	ca. 300 m²
Rooms	9
Bedrooms	4
Bathrooms	4
Year of construction	2000

Purchase Price	2.800.000 EUR
Commission	Subject to commission
Total Space	ca. 300 m²
Equipment	Terrace, Swimming pool, Fireplace

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas	Final Energy Demand	179.00 kWh/m²a
Energy certificate valid until	31.10.2025	Energy efficiency class	G
Power Source	Gas	Year of construction according to energy certificate	2000

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



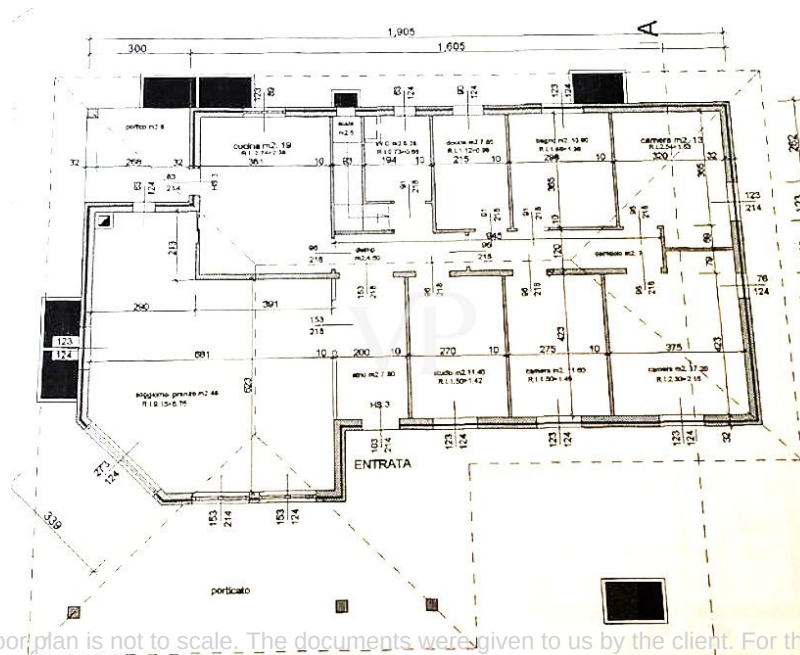
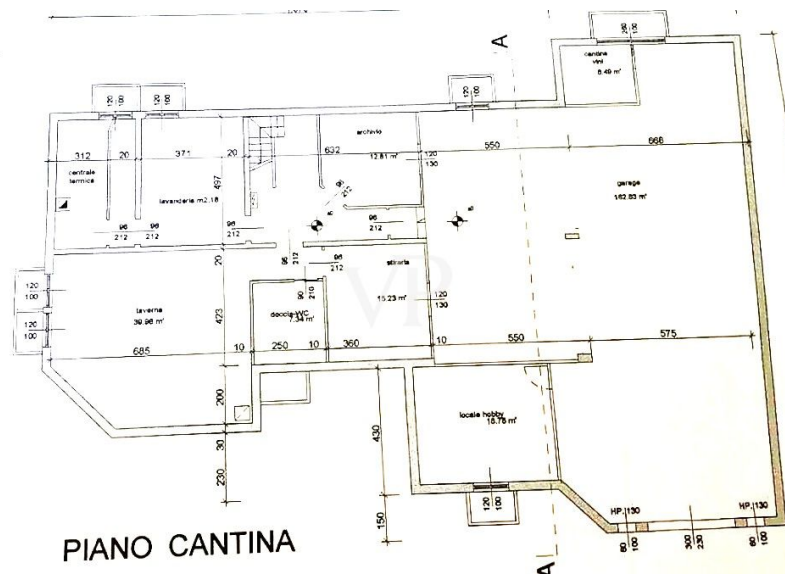
Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

The property



Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

A first impression

Villa Valentina is a classical-style villa built in the 2000s and renovated in 2020.

The villa has a commercial area of 300 m², surrounded by a 2000 m² garden with various plants that bloom all year round.

The villa consists of two floors, on the ground floor we find an entrance hall, a large and bright living room with panoramic windows overlooking the lake and the Gulf of Venus of Lenno, with exit to the terrace, eat-in kitchen with exit to the covered porch, three bedrooms, three bathrooms and a study. On the basement level there is a large living room with dining area, TV and bio-fireplace, a bedroom, a bathroom, a checkroom, a laundry/ironing room, a storage room and a technical room with the boiler.

In the same basement floor there is a large garage of 95 m² with storage room and hobby room.

A swimming pool with relaxation area, a large covered terrace with dining area and barbecue,

all finely furnished to new.

The bathrooms were designed by an Italian architect using Rifra Bagni luxury brand products.

The garden is adorned with different varieties of plants, such as mimosas, oranges, lemons, tangerines, pines, olives, roses, camellias, and palms.

The villa is located in a convenient and serviced area of Tremezzo.

From the villa it is an easy walk to Tremezzo's lakefront, stores, restaurants, bars, the lakeside boat stop, and the bus stop.

The famous Villa Carlotta botanical garden is just a few minutes from the property.

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

Details of amenities

Independent gas heating (radiators)
Exterior video surveillance cameras
Wooden double-glazed windows with wooden sashes
Marble living room and kitchen floors
Porcelain tile bathrooms
Rooms with wood-effect tiles
Fully equipped kitchen with liebherr refrigerator with 2 doors
Internet aeolus
Swimming pool
Garden 2000 sqm
Electric driveway gate
Video lounge

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

All about the location

Malpensa International Airport 79 km

Milan 77 km

Como city 31 km

Lugano 34 km

Menaggio 6 km

Tourist attractions Villa Carlotta (Tremezzo) 1.5 km

Villa Balbianello (Lenno) 3.3 km

Madesimo 75 km

Property ID: IT252941787 - 22019 Tremezzo – Lombardiei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com