Annone Di Brianza – Lombardei

Historic villa on lake Annone Brianza, with swimming pool

Property ID: IT252941897

PURCHASE PRICE: 5.800.000 EUR • **ROOMS:** 10

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

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

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

At a glance

Property ID	IT252941897
Rooms	10
Bedrooms	9
Bathrooms	8
Year of construction	1900

Purchase Price	5.800.000 EUR
Commission	Subject to commission
Total Space	ca. 900 m²
Equipment	Swimming pool

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

Energy Data

Type of heating	Single-storey heating system

Energy Certificate	Energy demand certificate
Final Energy Demand	179.00 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1900

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

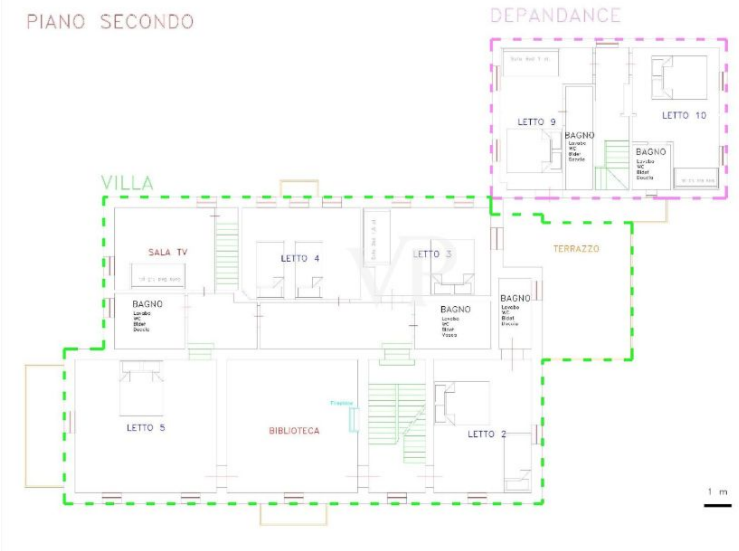
The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

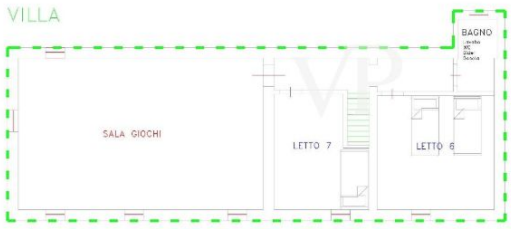
The property

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

Floor plans



PIANO TERZO



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: IT252941897 - 23841 Annone Di Brianza – Lombardei

A first impression

The villa, built in the late 19th century, is nestled in a park of more than four hectares, nestled on the eastern shore of Lake Annone. Thanks to the meticulous care of the current owner, the park has been restored to its former glory, featuring oaks, magnolias, holm oaks, Lebanon cedars, beech trees and the rare taxodium trees, known for their fairy-tale aerial roots. From the very entrance, as you walk down the driveway toward the villa and the lake, you are enveloped in a magical and romantic atmosphere. Inside, the breathtaking view of the lake takes center stage in every room, from the living areas to the dining room, bedrooms, and even the spacious attic, where a billiard table sits. Every window and glass door offers enchanting glimpses of the serene waters of Lake Annone. Within the grounds, there is a 150-square-meter building, originally a barn, which has been completely renovated and is now ideal for hosting family reunions, parties and receptions. It features a fully equipped kitchen, a wood-burning oven and a large fireplace. A small greenhouse behind the former barn leads to a secluded and romantic rose garden. The 23x8-meter pool, made entirely of white quartzite, is complemented by a jacuzzi leaning against a stone wall with a waterfall. Outdoor showers, underground changing rooms and service areas complete the amenities. The ground floor of the villa features a spacious living room with a working fireplace, an elegant dining room, a large kitchen, a study decorated with beautiful wood paneling, a cozy TV room, several service rooms, and a first suite with direct access to the park and lake. The second floor houses four bedrooms, a magnificent library, a small living area and three bathrooms. The terrace overlooking the park and the rooms' private balconies add to the floor's charm. The top floor, an attic, includes two additional bedrooms, a bathroom and a large recreation room equipped with a pool table, table tennis and table soccer. Renovated in the early 2000s, the villa is in excellent condition and is used as a secondary residence by the owners. Part of the villa was recently restored to create a small relais, consisting of three independent suites and a communal breakfast room. The relais has a private entrance but can be easily reconnected to the main house by reopening an internal door.

Property ID: IT252941897 - 23841 Annone Di Brianza – Lombardei

All about the location

By car, Lake Como (Lecco) is only 8-10 minutes away, and Como can be reached in 30 minutes. Bellagio and the center of Milan can be reached in about 40 minutes.

Property ID: IT252941897 - 23841 Annone Di Brianza – 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