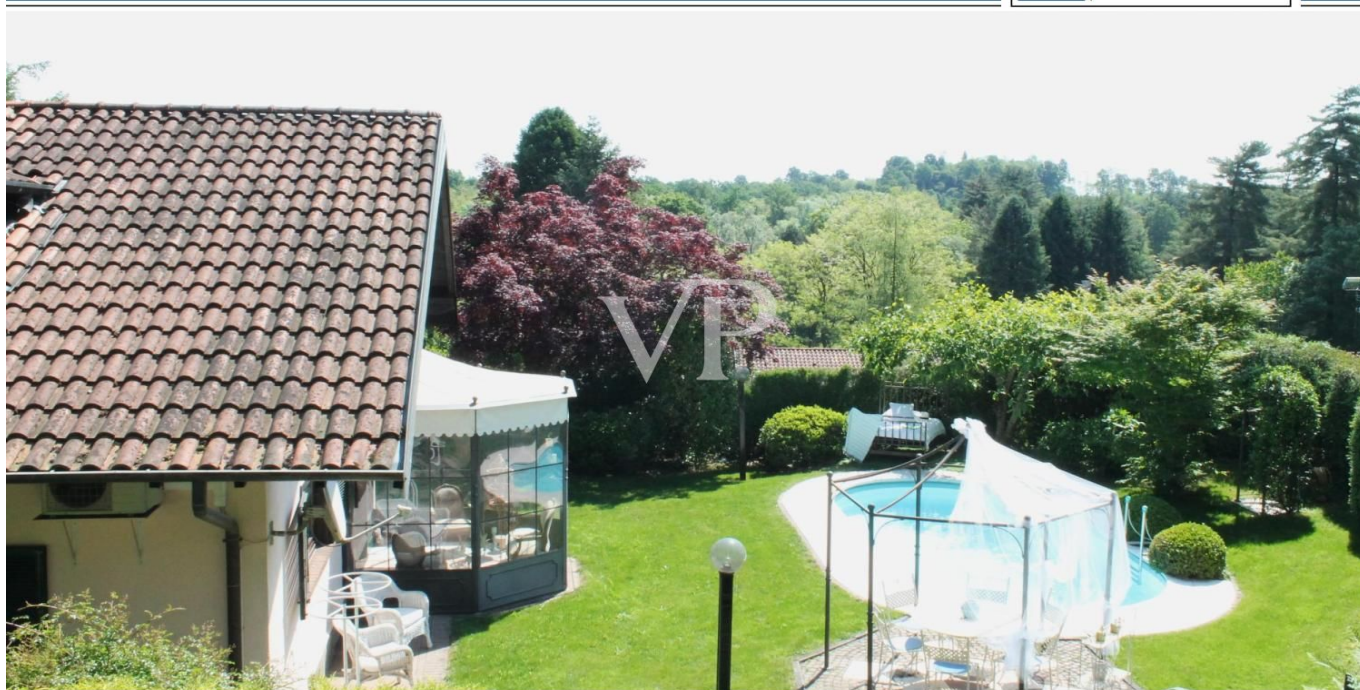


Guanzate – Lombardia

# Detached Villa in the Exclusive Residence "I Cinq Fo"

Property ID: IT252942127



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 720.000 EUR • ROOMS: 6 • LAND AREA: 2.000 m<sup>2</sup>

Property ID: IT252942127 - 22070 Guanzate – Lombardei

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## At a glance

Property ID	IT252942127
Rooms	6
Bedrooms	2
Bathrooms	4
Year of construction	1990
Type of parking	4 x Other

Purchase Price	720.000 EUR
Commission	Subject to commission
Total Space	ca. 300 m <sup>2</sup>
Equipment	Swimming pool

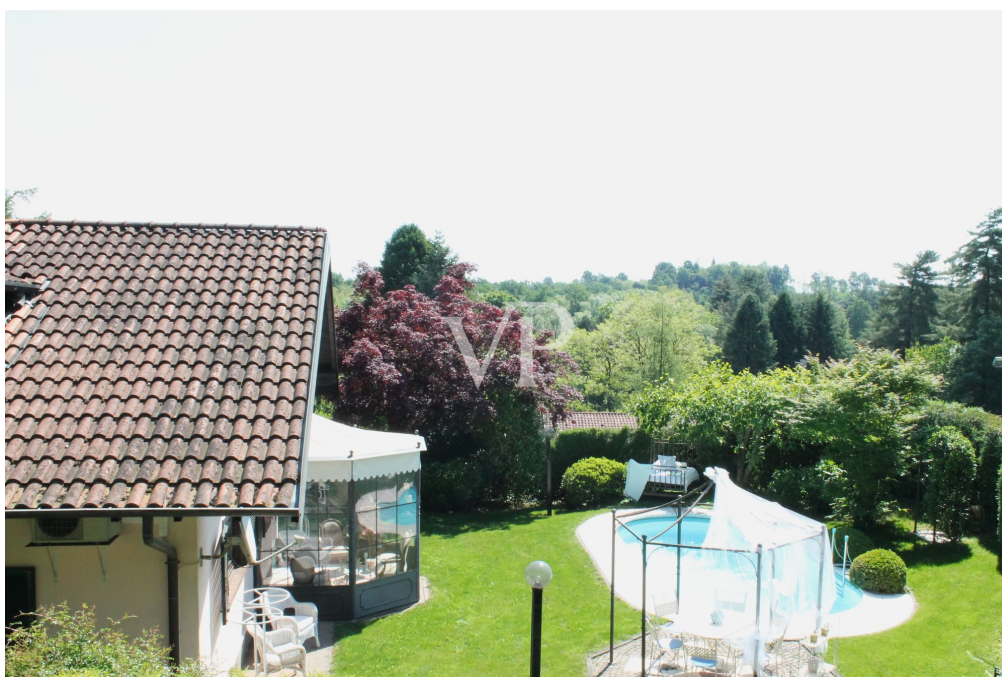
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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Light natural gas	Final Energy Demand	234.37 kWh/m²a
Energy certificate valid until	17.03.2027	Energy efficiency class	F
Power Source	Gas	Year of construction according to energy certificate	1990

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## The property



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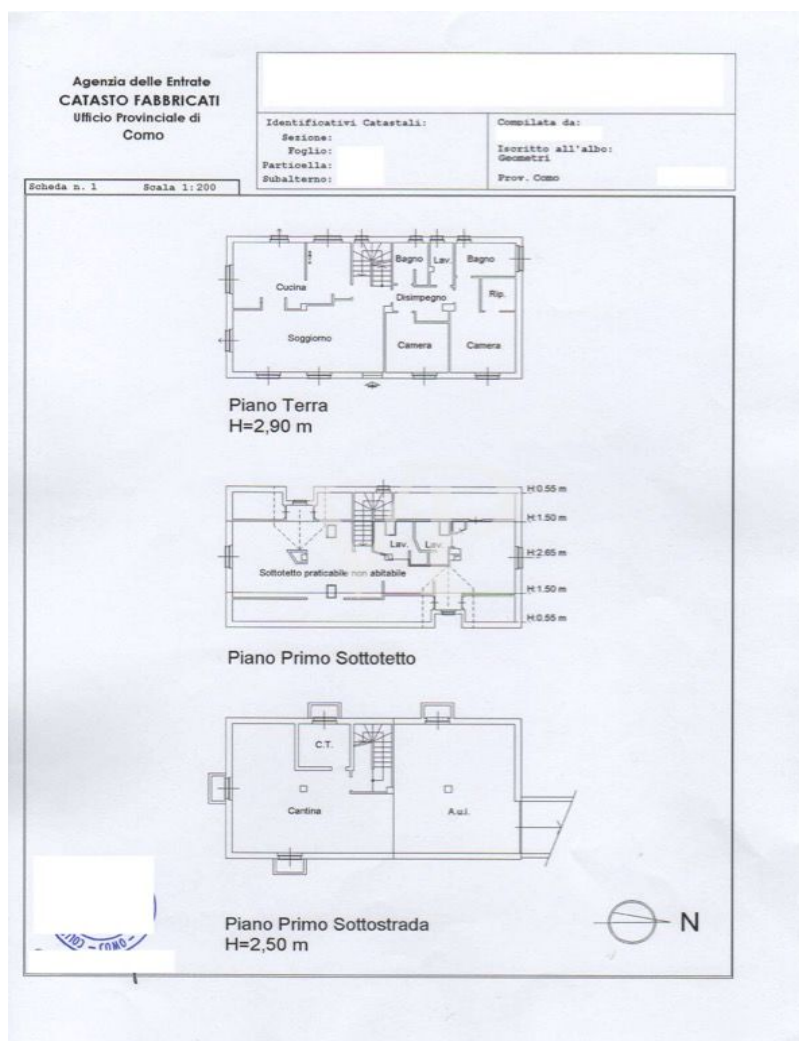
## Floor plans

<b>Agenzia delle Entrate</b> <b>CATASTO FABBRICATI</b> Ufficio Provinciale di Como	Dichiarazione protocollo n. _____ del _____	
	Identificativi Catastali:	Compilata da:
	Sezione:	Iscritto all'albo:
	Foglio:	Prov. Como
Scheda n. 1 Scala 1:200		Particella:
		Subalterno:

Piano Primo Sottostrada  
H=2,50 m

Stampa: N



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.

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## A first impression

In the renowned residence "I Cing Fo" of Guanzate in the province of Como, we offer for sale an elegant single-family villa with well-kept garden, swimming pool and relaxation area.

The property of about 300 square meters, is spread over two residential floors in addition to the basement.

The main ground floor consists of a large and bright living room with its characteristic and lovely veranda overlooking the garden and swimming pool, the dining room with exit to the garden, the well-functional accessorized kitchen, hallway and the sleeping area where we find a bathroom complete with shower, a master bedroom, the windowed laundry room, the master bedroom with walk-in closet and private bathroom with bathtub. With a convenient internal staircase we reach the practicable and well arranged attic floor consisting of two large rooms (possible bedrooms) and two bathrooms both with shower, as well as storage rooms.

The basement consists of a cellar, boiler room, hobby room and the large 53 sq m garage that can hold 3-4 cars and a corner area for motorcycles and bicycles.

The outbuildings include 2000 sq. m. of garden of which the part at the back is terraced, swimming pool of m 3.5 x 7, two large outdoor parking areas, one at street level and one at garden level, the covered woodshed, relaxation areas one complete with gazebo for outdoor dining and one for barbeque. Privacy is provided by a low-maintenance boxwood hedge, which does not affect the panoramic view.

The house is completely surrounded by greenery, avenues and well-kept nooks and crannies.

Carefully built in the 1990s with materials in load-bearing masonry made of insulating bricks (Poroton), the windows and doors are wooden with double glass, roof with polyurethane insulation, solid dussiè Africa parquet flooring on the ground floor, laminate in the attic, ceramic wall tiles in the kitchen and bathrooms.

The property is equipped with volumetric burglar alarm inside, perimeter in the garden and contacts on the driveway and pedestrian gates, water softener, irrigation system, air conditioning with two splits in the south rooms. Electric driveway gate. Gas heating with condensing boiler that was installed in 2023.

Included in the sale price is a residual buildable volume of about 400 cubic meters.

Condominium expenses of about €1500/year that include concierge, green mowing collection service, snowplow, street cleaning and administration expenses.

In the immediate vicinity, within walking distance are, the equestrian center, the "Sporting Cing Fo" with year-round indoor pool and another outdoor summer pool, tennis club and restaurant.

A few minutes' drive away are the golf courses of the "Pinetina Golf Club" in Appiano Gentile and the "Monticello Golf Club" Cassina Rizzardi.

The residence is located five minutes from the Lomazzo nord freeway exit, a highway connecting Milan, Como and Switzerland. The distance from Milan is 37.8 km, from Como 17 km and from Lugano 40 km.

With the Pedemontana highway, the Milan Malpensa Airport can be reached in 30 minutes.

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## Details of amenities

Electric driveway gate  
Air conditioning  
Private pool  
Garden irrigation  
Hobby room  
External perimeter alarm  
Internal burglar alarm  
Laundry room  
Garage 53 sqm  
Private garden  
Relaxation area

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## All about the location

The residential complex "I Cing Fo" Guanzate province of Como can be reached from the freeway exit (A9) Lomazzo nord, a highway connecting Milan, Como and Lugano/Switzerland, the distance from Milan is 37.8 km, from Como 17 km and from Lugano 40 km.

With the Pedemontana highway in 30 minutes it is possible to reach Milan Malpensa Airport.

In the immediate vicinity of the residence, within walking distance, there is an equestrian center, a sports center with a year-round indoor pool and another outdoor summer pool, a tennis club, and a restaurant.

A few minutes' drive away are the golf courses of the "Pinetina Golf Club" in Appiano Gentile and the "Golf Club Monticello" Cassina Rizzardi.

Property ID: IT252942127 - 22070 Guanzate – Lombardei

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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