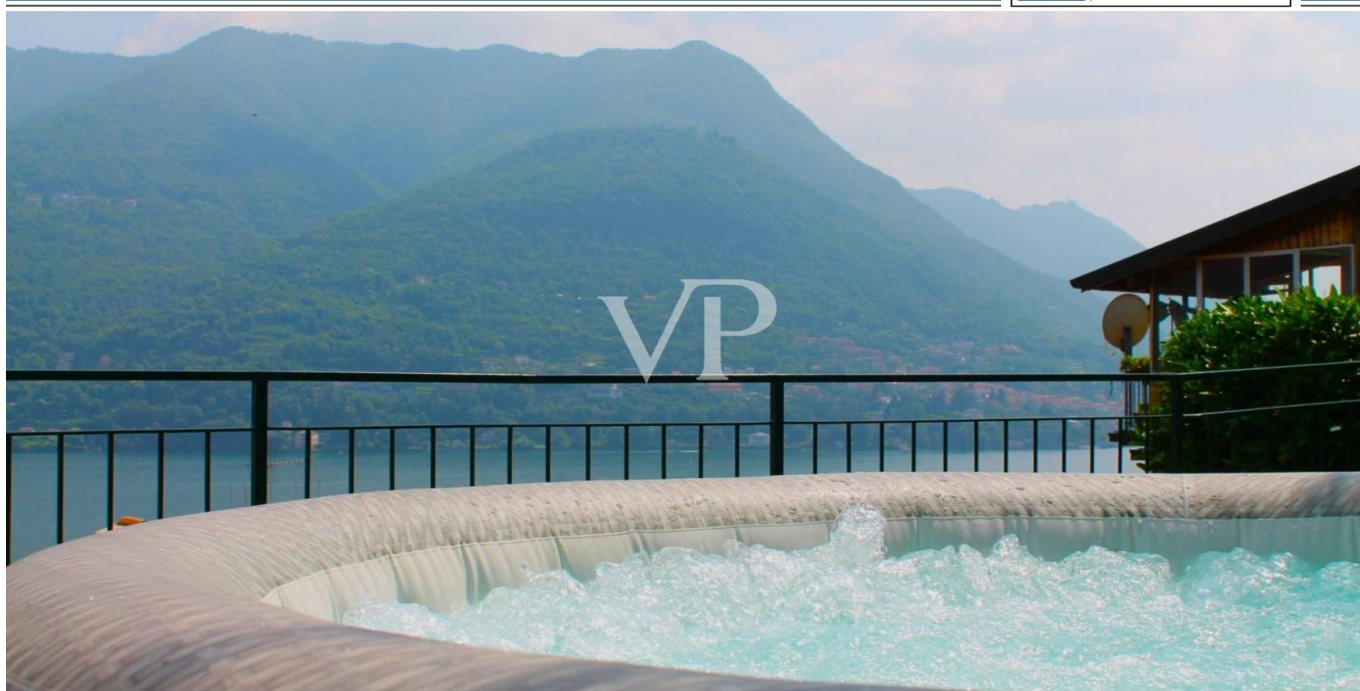


Carate Urio – Lombardia

# Carate Urio - Apartment with view of Lake Como

Property ID: IT252942161



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

PURCHASE PRICE: 210.000 EUR • LIVING SPACE: ca. 100 m<sup>2</sup> • ROOMS: 2

Property ID: IT252942161 - 22010 Carate Urio – Lombardia

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Property ID: IT252942161 - 22010 Carate Urio – Lombardia

## At a glance

Property ID	IT252942161
Living Space	ca. 100 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	1960

Purchase Price	210.000 EUR
Commission	Subject to commission
Total Space	ca. 112 m²
Equipment	Terrace

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## Energy Data

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

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## The property





Property ID: IT252942161 - 22010 Carate Urio – Lombardiei

## The property



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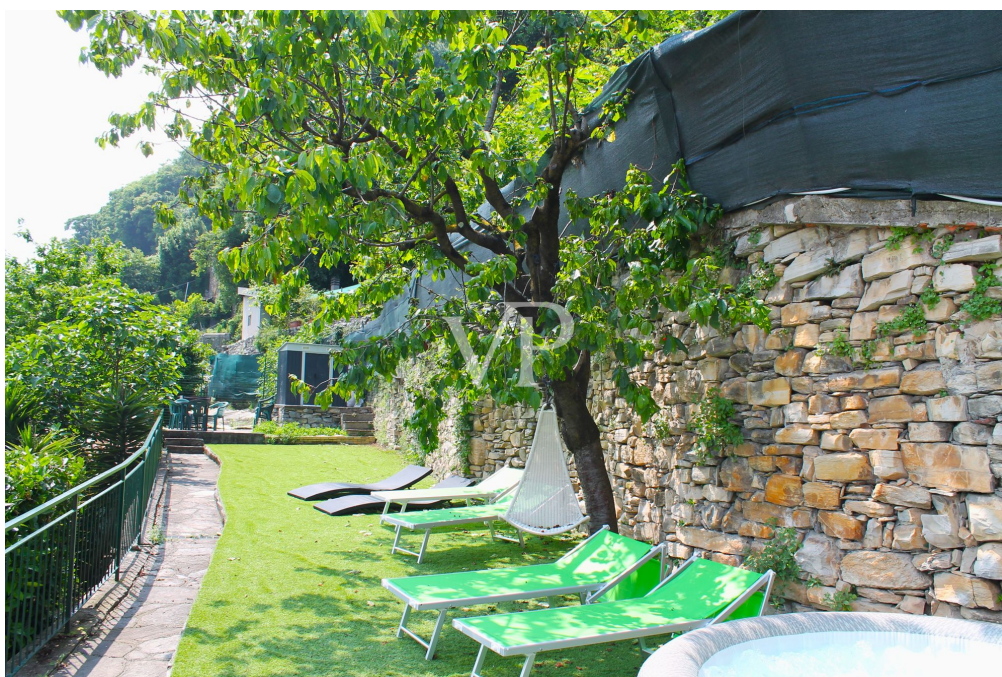
## The property





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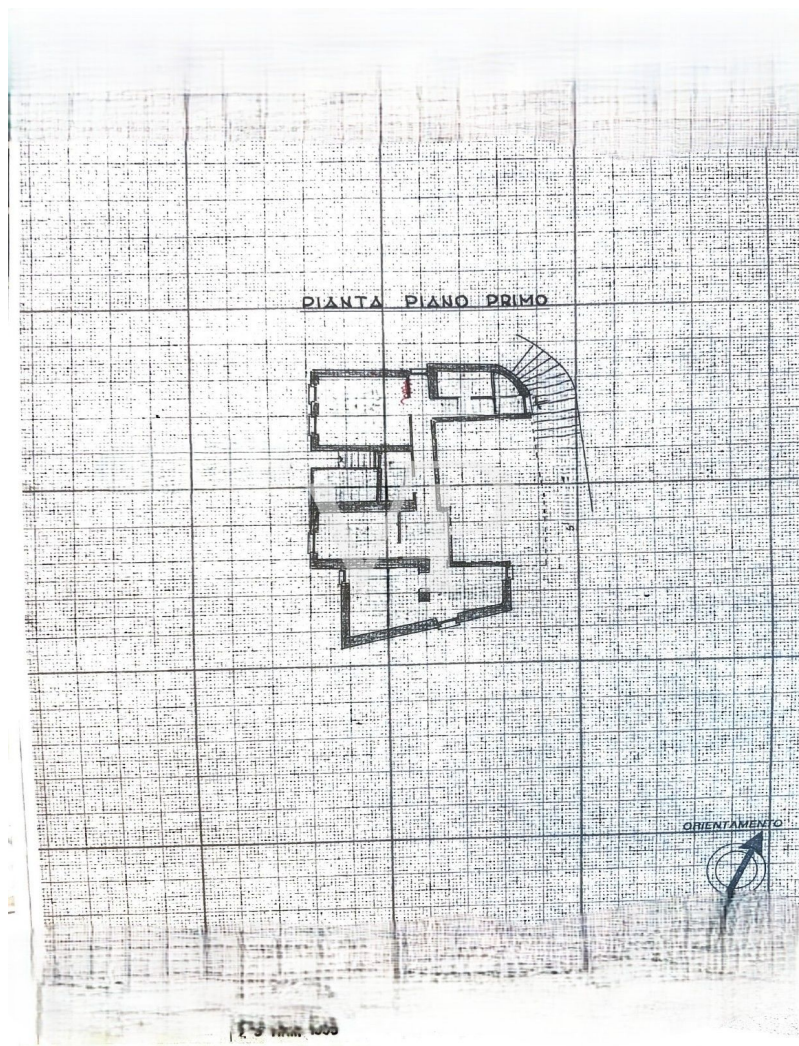
## The property





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## 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: IT252942161 - 22010 Carate Urio – Lombardia

## A first impression

### A Retreat with a View of Lake Como

Nestled in the picturesque setting of Carate Urio, this unique property is located in one of the most charming locations on the western shore of Lake Como. The small village, with its origins dating back to Roman times, still retains the charm of yesteryear.

The recently renovated house is on one level, a workable attic room that offers surprisingly functional spaces with two beds. The rooms are designed for those seeking the perfect balance of comfort and practicality: a bedroom, a bright living room, a bathroom and a small kitchen.

What really makes this property special is its stunning lake and mountain views visible from the main rooms. The strategic location allows you to enjoy the tranquility of a lakeside village without sacrificing essential services. A convenience store/macelleria is within walking distance. The bus stop to Como is conveniently accessible, connecting the property with the capital and its services in a few minutes' ride.

Access to the house is to the interior of the hamlet with its period stone stairways with its characteristic Lake Como corners and arcades.

The property currently has a license for short rentals (B&B), representing an investment opportunity. The house's prime location make it attractive for summer lake tourism, guaranteeing good return prospects.

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## Details of amenities

Air Conditioning  
Condensing boiler  
Whirlpool

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## All about the location

The house is located a few minutes from the lakefront where we find, the Carate Urio boat station that connects with other tourist resorts in the area, its bars its ice cream parlors, restaurant/pizzeria and mini market.

At 7 km there is the resort of Cernobbio with the prestigious Villa D'Este and about 15 minutes drive from Como center.

Property ID: IT252942161 - 22010 Carate Urio – Lombardiei

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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