

E&

Engel & Völkers Lago di Como

AGENZIA — CERNOBBIO

ERBA — LOMBARDIA

## Modern villa surrounded by nature near Como

€ 790.000

PREZZO

290 m<sup>2</sup>

METRI QUADRI

5

STANZE




## DESCRIZIONE


# Modern villa surrounded by nature near Como

We are offering a beautiful modern detached villa, located near the beautiful Alpe del Vicere Park, a short distance from the provincial road to Como. The property is located in an exclusive and quiet residential area, ideal for those who want to live surrounded by tranquillity without sacrificing the convenience of good transport links. Spread over two floors, the villa offers spacious, bright and functional rooms, designed to ensure maximum comfort in every season. The internal layout allows for great flexibility in the division of the rooms, offering the possibility of reorganising them according to personal needs. Recently renovated, the villa is characterised by a modern and refined design, with high-quality interior and exterior finishes, selected from the best design companies. Outside, the large garden is meticulously landscaped, enriched with fruit trees, ornamental plants, fragrant shrubs and a wide variety of flowers, with a barbecue area. The panoramic gazebo offers spectacular views of the Alserio and Pusiano lakes, creating an oasis of privacy

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SUPERFICIE

 **4**  
BAGNI

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and serenity. On the first floor is the spacious and cosy living room, ideal for socialising and relaxing. The living area continues with a dining room and a kitchen. The sleeping area has two bedrooms with modern bathrooms. On the ground floor, there is a third bedroom, served by a large and elegant bathroom. The property is completed by a fourth bathroom, a study and a laundry room. From a technological point of view, the villa is fully wired, with internet connection in every room. The property stands out for its high energy efficiency (class A), thanks to advanced solutions such as thermal insulation, underfloor heating, water softener, heat pump and a latest-generation photovoltaic system. This property represents a unique opportunity for those who want an exclusive, private but perfectly connected home in one of the most charming and authentic areas of the province of Como. Ideal both as a main residence and as a holiday home, it allows you to live in harmony with nature without sacrificing modern comforts and a panorama of extraordinary beauty.



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Como

## CONTATTI

### Prenota una visita

Contattaci per maggiori informazioni  
o per fissare un appuntamento.

 TELEFONO  
**031513099**

 EMAIL  
**cernobbio@engelvoelkers.com**

 INDIRIZZO  
**Via Regina, 43, Cernobbio, Cernobbio, Como**