

Albate - Como (CO)

# Como Albate Centro - Exclusive villa with garden in central area

Property ID: IT262942747



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**PURCHASE PRICE: 1.200.000 EUR • ROOMS: 12**

**Property ID: IT262942747 - 22100 Albate - Como (CO)**

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

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT262942747 |
| Rooms                | 12          |
| Bedrooms             | 6           |
| Bathrooms            | 5           |
| Year of construction | 1965        |

|                |   |
|----------------|---|
| Purchase Price | 1.200.000 EUR                           |
| House          | Single-family house /<br>Detached house |
| Commission     | onderworpen aan<br>commissie            |
| Total Space    | ca. 480 m <sup>2</sup>                  |
| Equipment      | Terrace, Fireplace,<br>Balcony          |

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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                                  | 167.64 kWh/m <sup>2</sup> a |
|                 |                              | Energy efficiency class                              | F                           |
|                 |                              | Year of construction according to energy certificate | 1965                        |

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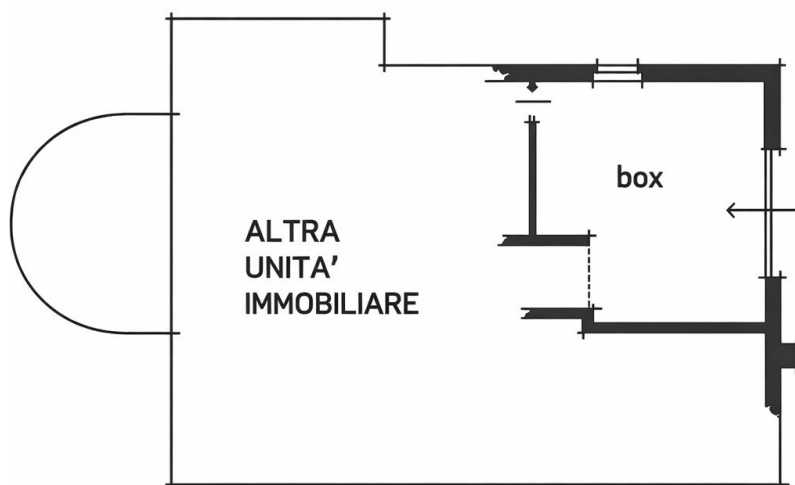
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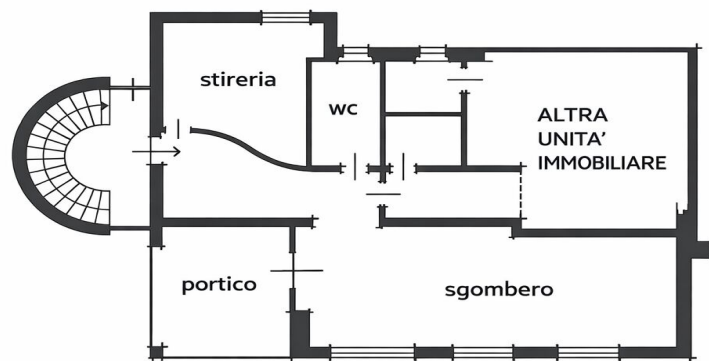
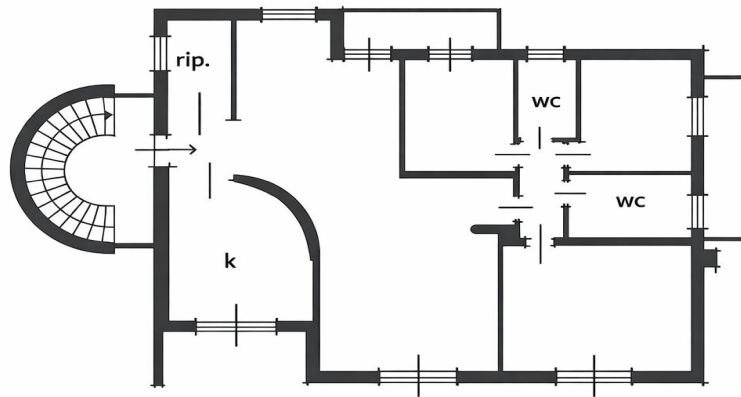
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## Floor plans





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.

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## **A first impression**

**Albate, Como: central single villa of large size, arranged on two living levels and a ground floor, connected by a convenient internal staircase. The living solution is also ideal for two households, favored by the various independent entrances.**

**The second floor consists of entrance hall, utility room, kitchen, spacious and bright living room overlooking the terrace, hallway sleeping area with three bedrooms, two bathrooms and two balconies.**

**The first floor has entrance hall, living room with terrace, eat-in kitchen, two bathrooms with attached ironing room, two bedrooms and two balconies.**

**The ground floor has a large clearing room, ironing room, one bathroom, accessory rooms, porch and a private garden of 1,000 sq m. The driveway entrance has a double garage of 31 sq. m. and several uncovered parking spaces.**

**This housing solution is centrally located but private, well served by stores and bars. A kindergarten and elementary school are located nearby. Numerous public transportation facilitates travel to Como and to the city of Cantù, where high schools and other points of interest are located.**

**It is only a 5-minute drive to the center of Como and other tourist resorts on the lake. The strategic location of the property allows convenient and quick highway connections to Como, Milan, and Lugano.**

**The distance to the international airport of Milan Malpensa is 50 km.**

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## **Details of amenities**

**Garage 31 sqm**

**Outdoor porch**

**Study room**

**Spacious storage room/tavern/hobby room**

**Storage rooms**

**Ironing rooms**

**Dining area with access to balcony**

**Large eat-in kitchen**

**5 Bathrooms**

**2 Large terraces**

**6 bedrooms**

**Independent heating**

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## **All about the location**

**Albate is only 5 km drive from the center of Como and the lakefront, 9 km from Cernobbio and close to the other famous tourist resorts on the lake, Argegno, Moltrasio, Laglio and Menaggio**

**The strategic location of the property allows a convenient and quick highway connection to Como-Milan and Lugano in Switzerland 39 km**

**The distance to the international airport of Milan Malpensa is 50 km  
Milan 46 km, Cantù 7.7 km**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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