

Faggeto Lario

## Villa Surrounded by greenery with magnificent views of Lake Como

Property ID: IT252941743



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

**PURCHASE PRICE: 620.000 EUR • LIVING SPACE: ca. 190 m<sup>2</sup> • ROOMS: 7 • LAND AREA: 20 m<sup>2</sup>**

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## At a glance

Property ID	IT252941743
Living Space	ca. 190 m²
Rooms	7
Bedrooms	3
Bathrooms	2
Year of construction	1970
Type of parking	1 x Garage

Purchase Price	620.000 EUR
Commission	Subject to commission
Total Space	ca. 233 m²
Equipment	Terrace, Fireplace, Balcony

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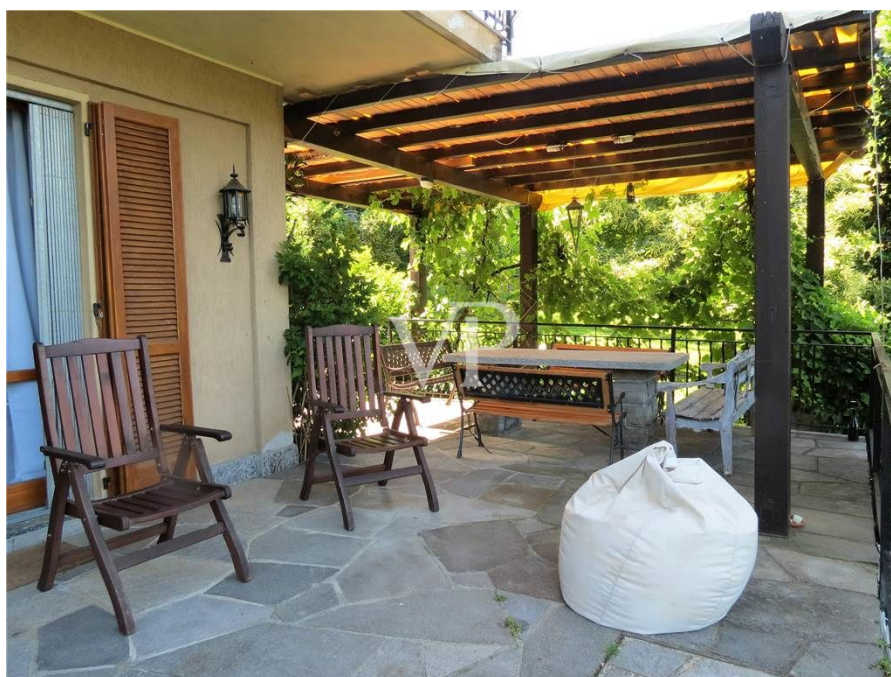
## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Oil	Final Energy Demand	200.00 kWh/m²a
Energy certificate valid until	20.03.2030	Energy efficiency class	F
Power Source	Oil	Year of construction according to energy certificate	1970



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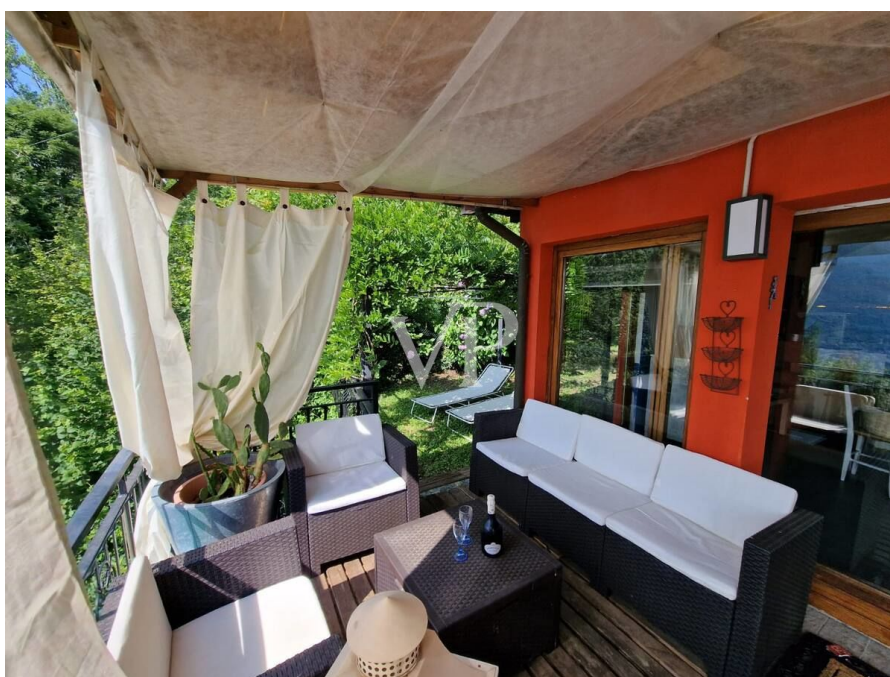
## The property





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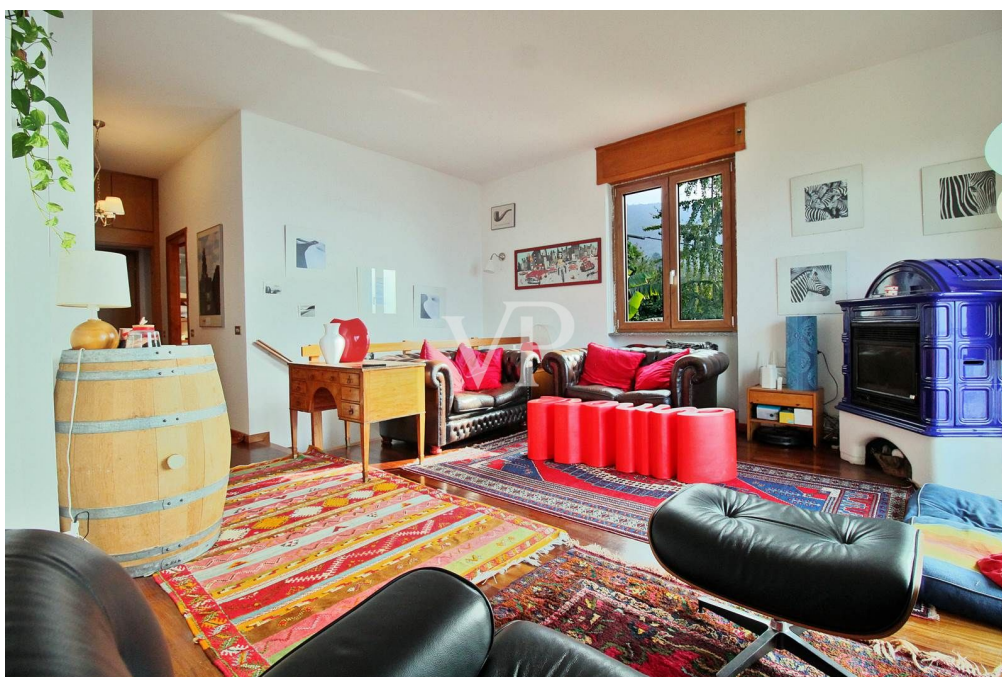
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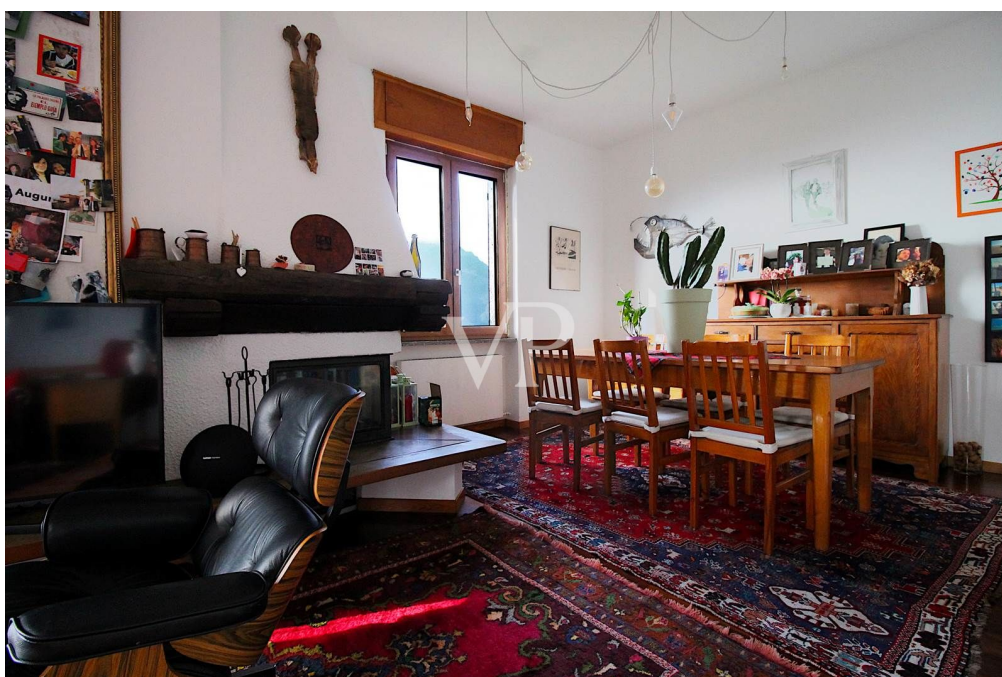
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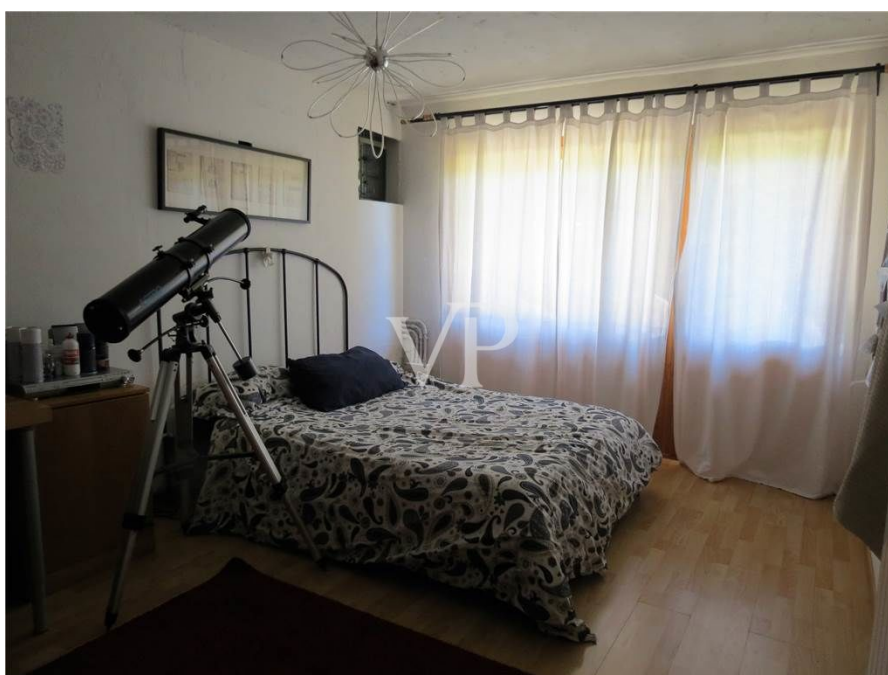
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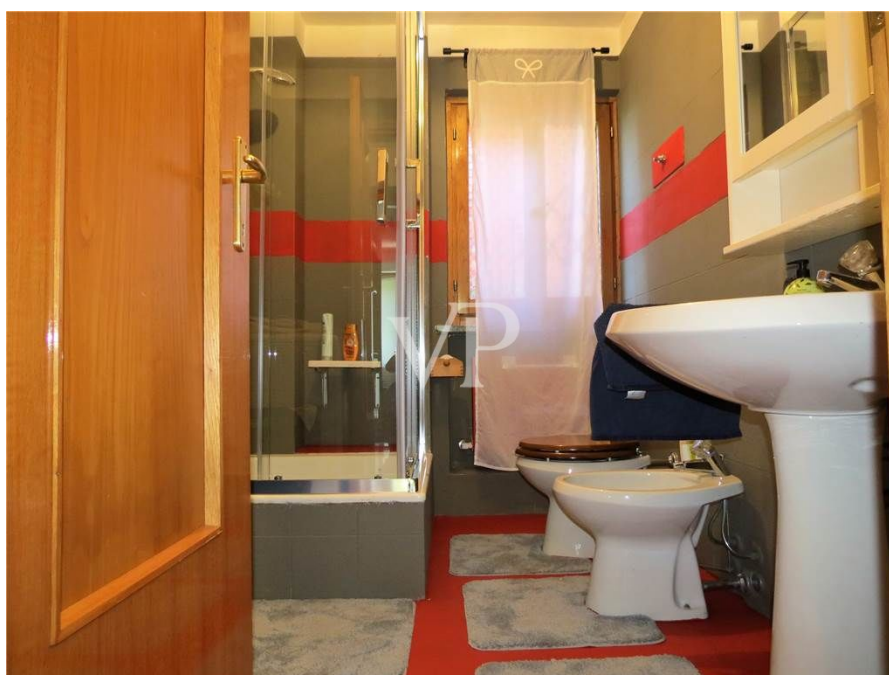
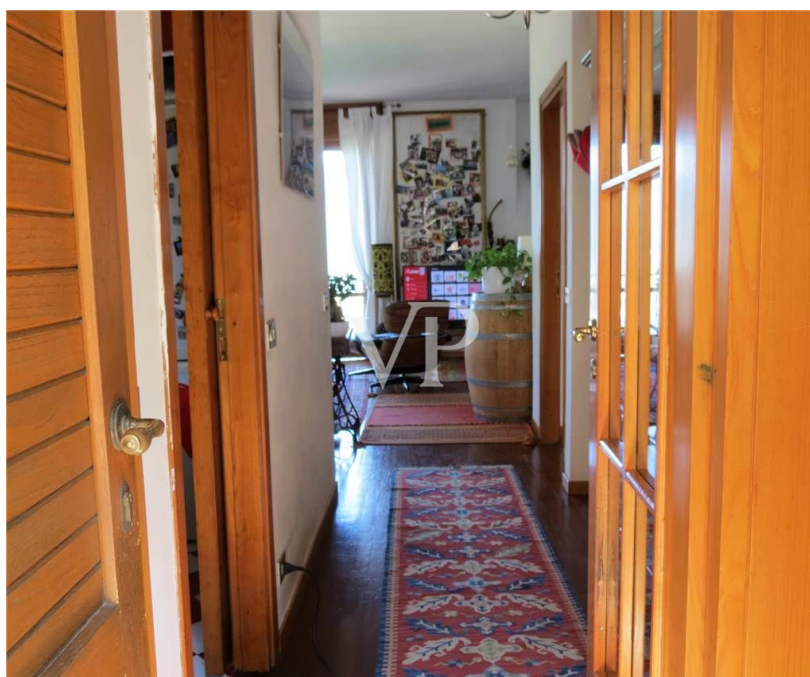
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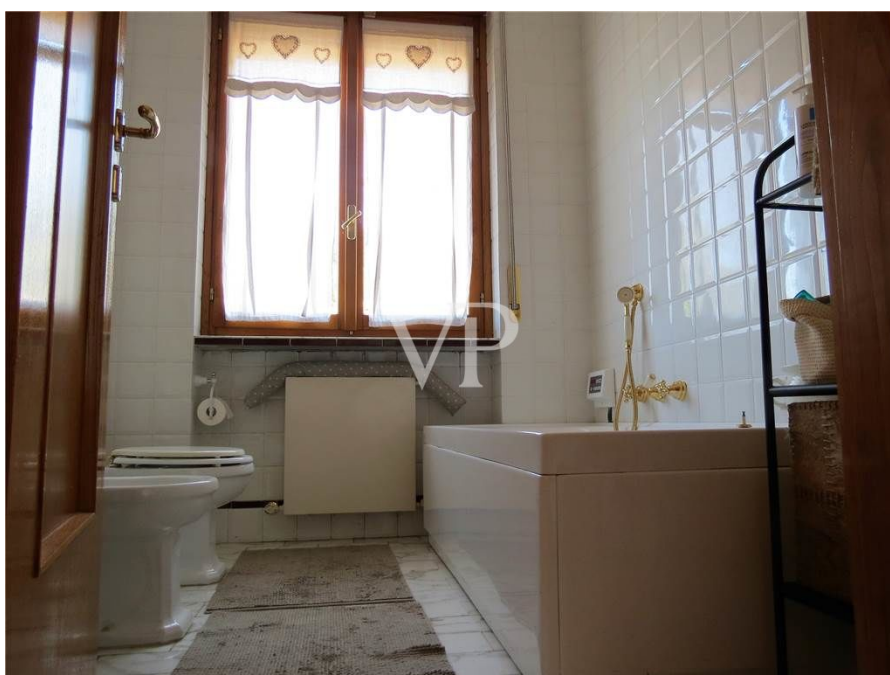
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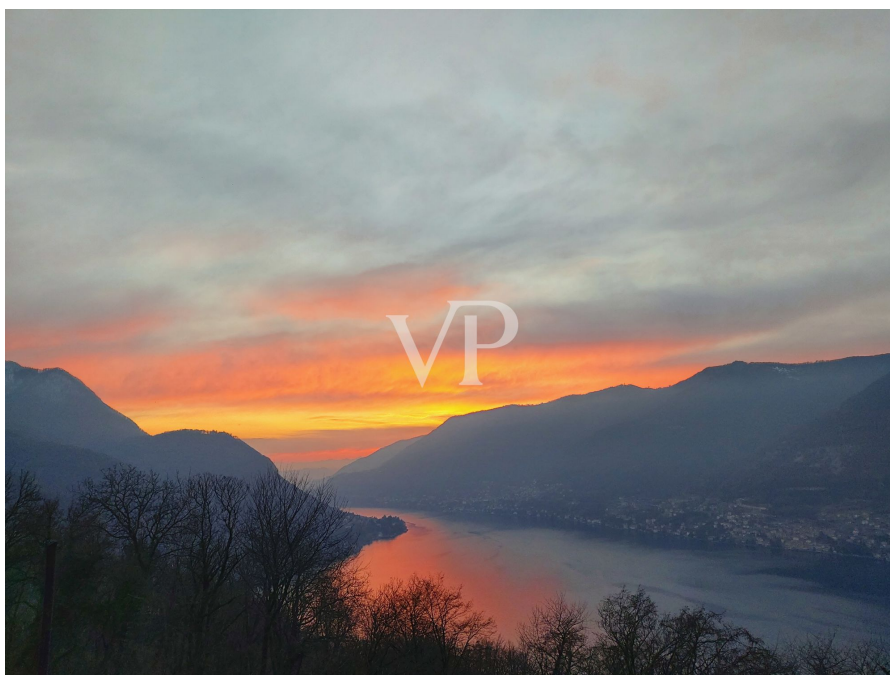
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## The property



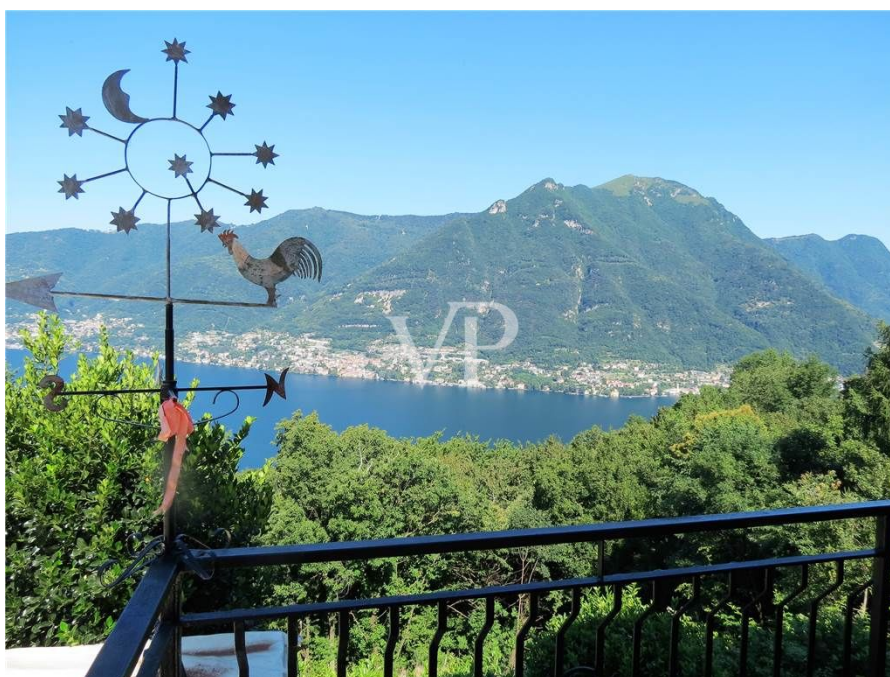
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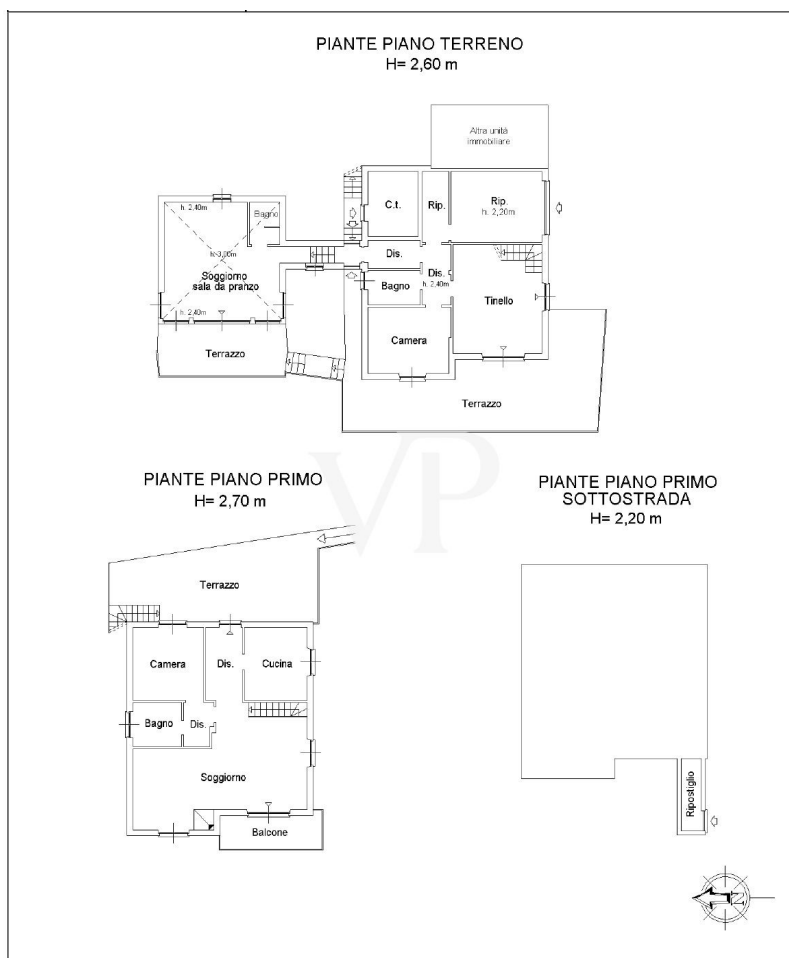
## The property





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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.

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## A first impression

In the heart of the Como hills, surrounded by lush nature and enveloped in an atmosphere of peace, stands this extraordinary detached villa. A unique place where time seems to slow down and every corner invites contemplation. Built on two floors connected by a convenient internal staircase, the villa offers seven large bright rooms, ideal for shaping the space according to your needs in addition to two modern bathrooms. Whether you want to create comfortable environments dedicated to family, work or relaxation, everything has its place here. Enriching the property is a detached annex, perfect for hosting guests, engaging in personal projects or creating a private retreat. Outside, the villa is immersed in an oasis of greenery that never seems to end. Enchanting outdoor spaces invite you to experience every moment in contact with nature. The breathtaking view of Lake Como is the real jewel of the property: every sunrise and sunset turn into unrepeatable spectacles, to be enjoyed from the living room, terrace or garden.

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## Details of amenities

Electric driveway gate  
Satellite dish  
Fireplace  
Box  
Tavern  
Central heating room  
Terrace  
Balconies  
Garden PVC and double glazed windows



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## All about the location

The detached villa is located in a quiet location not far from the center of the village of Palanzo. It is within easy reach of primary and secondary schools, an efficient sports center and the bus stop that takes 20 minutes to Torno, directly on the lake, and 35 minutes to Como. The medieval village dating back to the 12th century turns out to be very hospitable with the presence of hotels, B&Bs, restaurants, bars, tobacco shop and grants the possibility of tourism in the green hills of Como. The center of Como can be reached by car in 25 minutes and high schools, the university, the hospital and the highway to Milan and Switzerland can be found. The distance to Milan Malpensa International Airport is 60 km, Milan center 65 km, and Lugano 45 km.

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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