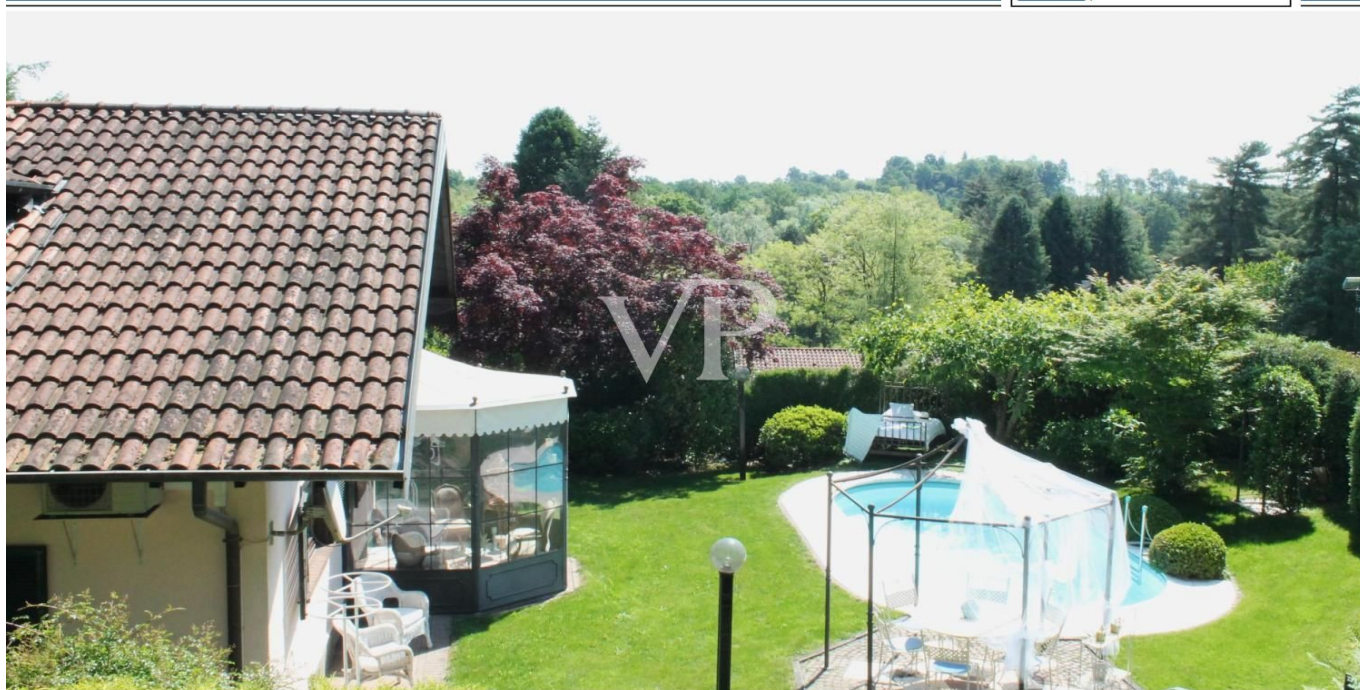


Guanzate – Lombardia

Detached Villa in the Exclusive Residence "I Cinq Fo"

Property ID: IT252942127



www.von-poll.it

PURCHASE PRICE: 690.000 EUR • ROOMS: 6 • LAND AREA: 2.000 m²

Property ID: IT252942127 - 22070 Guanzate – Lombardiei

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

Property ID: IT252942127 - 22070 Guanzate – Lombardiei

At a glance

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

| | |
|----------------|--------------------------------|
| Purchase Price | 690.000 EUR |
| Commission | Onder voorbehoud van commissie |
| Total Space | ca. 300 m ² |
| Equipment | Swimming pool |

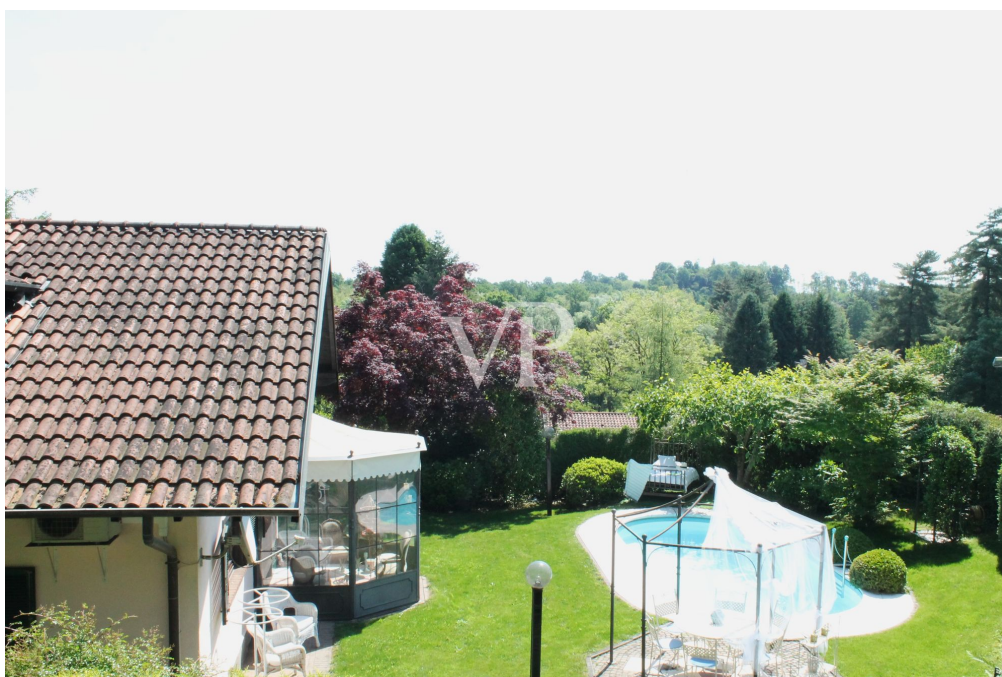
Property ID: IT252942127 - 22070 Guanzate – Lombardiei

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 |

Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardia

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

The property



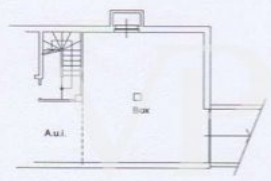


Property ID: IT252942127 - 22070 Guanzate – Lombardiei

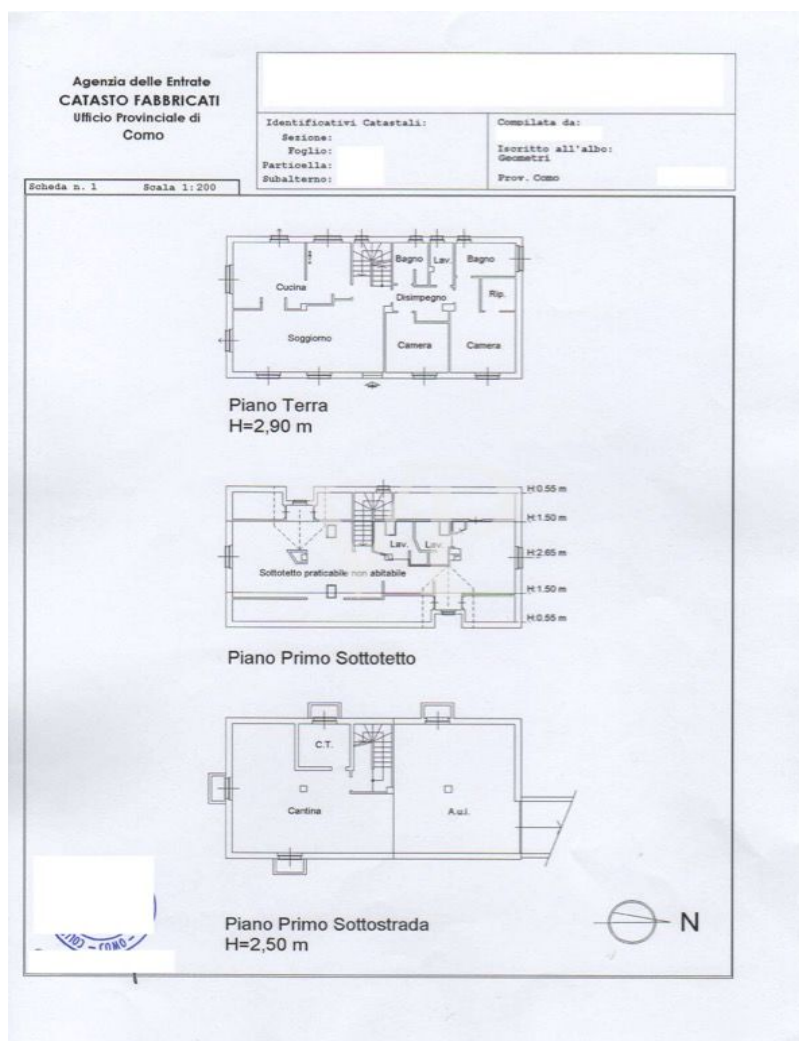
The property



Property ID: IT252942127 - 22070 Guanzate – Lombardiei

Floor plans

| | | | |
|--|--|--|--|
| Agenzia delle Entrate CATASTO FABBRICATI Ufficio Provinciale di Como | | Dichiarazione protocollo n. _____ del _____ | |
| Identificativi Catastali: Sezione: _____ Foglio: _____ Particella: _____ Subalterno: _____ | | Compilata da: _____ Iscritta all'albo: _____ Prov. Como _____ | |
| Scheda n. 1 Scala 1:200 | | | |
|  | | | |
| Piano Primo Sottotrada H=2,50 m | | | |
|  | |  | |



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: IT252942127 - 22070 Guanzate – Lombardiei

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 dussié 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.

Property ID: IT252942127 - 22070 Guanzate – Lombardiei

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

Property ID: IT252942127 - 22070 Guanzate – Lombardiei

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 – Lombardiei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com