

Carimate - Como (CO)

## Single-family villa in prestigious area

Property ID: IT252942559



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**PURCHASE PRICE: 490.000 EUR • ROOMS: 5**

**Property ID: IT252942559 - 22060 Carimate - Como (CO)**

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## At a glance

<b>Property ID</b>	<b>IT252942559</b>	<b>Purchase Price</b>	<b>490.000 EUR</b>
<b>Rooms</b>	<b>5</b>	<b>House</b>	<b>Single-family house / Detached house</b>
<b>Bedrooms</b>	<b>4</b>	<b>Commission</b>	<b>Onder voorbehoud van commissie</b>
<b>Bathrooms</b>	<b>2</b>	<b>Total Space</b>	<b>ca. 280 m<sup>2</sup></b>
<b>Year of construction</b>	<b>1975</b>	<b>Equipment</b>	<b>Fireplace</b>
<b>Type of parking</b>	<b>2 x Other</b>		

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## Energy Data

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

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## The property



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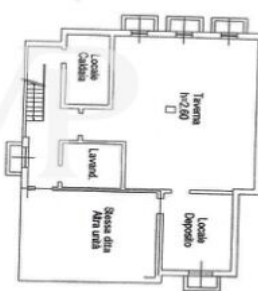


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## Floor plans



PIANTA PIANO TERRA



PIANTA PIANO CANTINA

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 a beautiful prestigious residential area, surrounded by greenery, we have an elegant single-family villa with a large private garden surrounding it on four sides.**

**The property is arranged on two levels (ground floor and basement) and is composed as follows: entrance hall, large and bright living room with fireplace, eat-in kitchen with adjoining dining area, night hallway, four bedrooms and two bathrooms.**

**Outside there are two porches facing directly from the living room.**

**In the basement there is a large tavern, a laundry area, a storage room and triple garage with two separate overhead doors.**

**The property is located in the immediate vicinity of the castle of Carimate, which was born in 1149 with the first construction for defensive purposes, then rebuilt in 1345 as a vacation and hunting residence. It was later home to noble families and today is a historic Hotel.**

**Also within walking distance is the 18-hole Carimate Golf Club, built in the 1960s at the same time as the internationally renowned residential settlement.**

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## **Details of amenities**

- **Fireplace**
- **Private garden of 1150 sqm**
- **Burglar alarm systems**
- **Tavern hobby room**
- **Independent heating**

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## **All about the location**

The villa is located in a quiet area, surrounded by greenery not far from the historic center of Carimate and in the immediate vicinity of the Golf Club. Cantù hospital is a handful of km away (about 6), while the entrance to the Pedemontana highway is only 4 km away, the city of Milan 40 km away, Como 16 km away and Malpensa International Airport 38 km away.

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## Contact partner

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

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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