

Tremezzina - Como (CO)

# Prestigious three-bedroom apartment with pool near Lake

Property ID: IT252942637



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

**PURCHASE PRICE: 420.000 EUR • LIVING SPACE: ca. 75 m<sup>2</sup> • ROOMS: 3 • LAND AREA: 200 m<sup>2</sup>**

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## At a glance

Property ID	IT252942637	Purchase Price	420.000 EUR
Living Space	ca. 75 m <sup>2</sup>	Commission	Subject to commission
Rooms	3	Total Space	ca. 85 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace, Swimming pool
Bathrooms	1		
Year of construction	2011		
Type of parking	1 x Other		

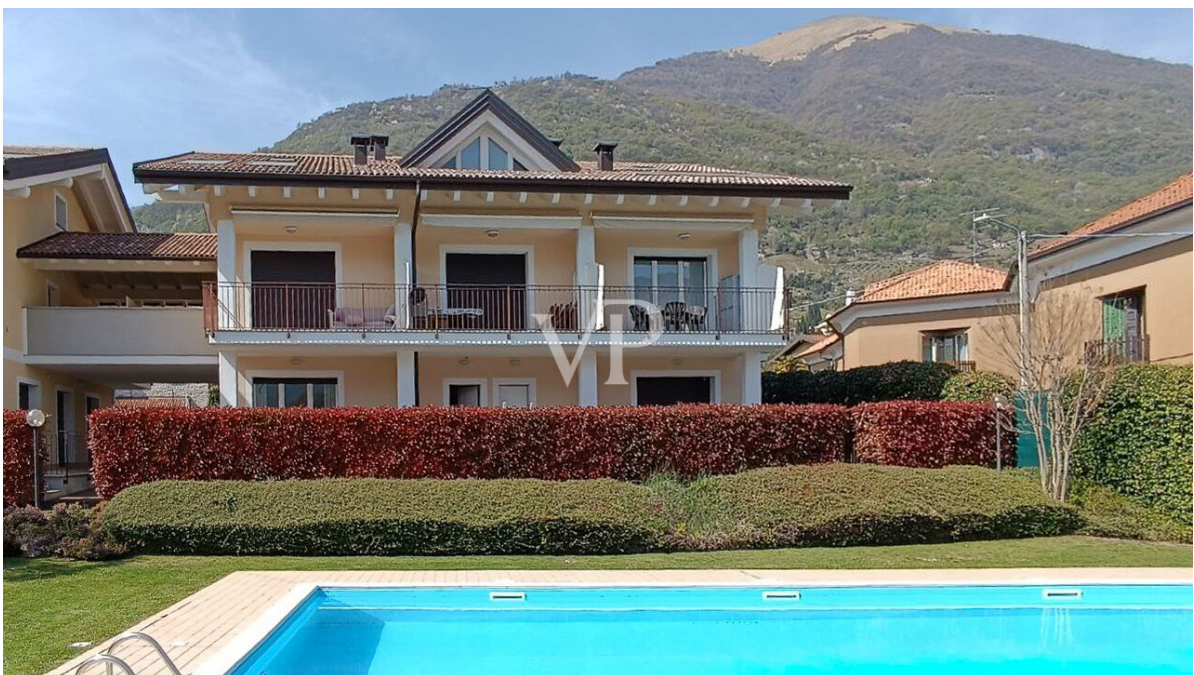
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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	26.11.2026	Final Energy Demand	95.00 kWh/m <sup>2</sup> a
Power Source	Gas	Energy efficiency class	B
		Year of construction according to energy certificate	2011

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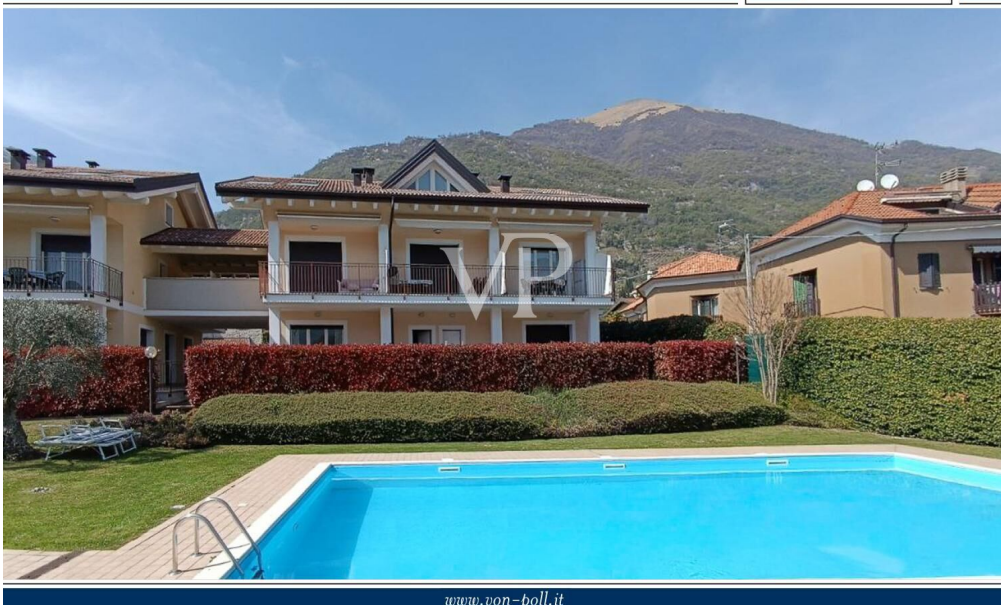
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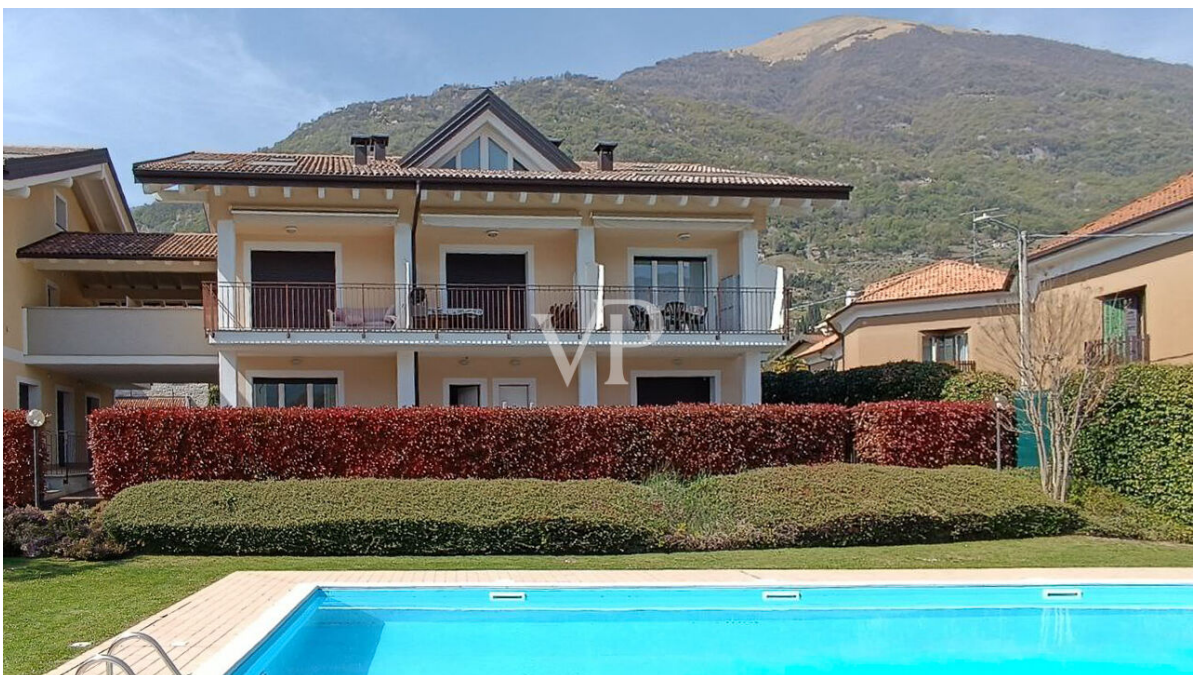
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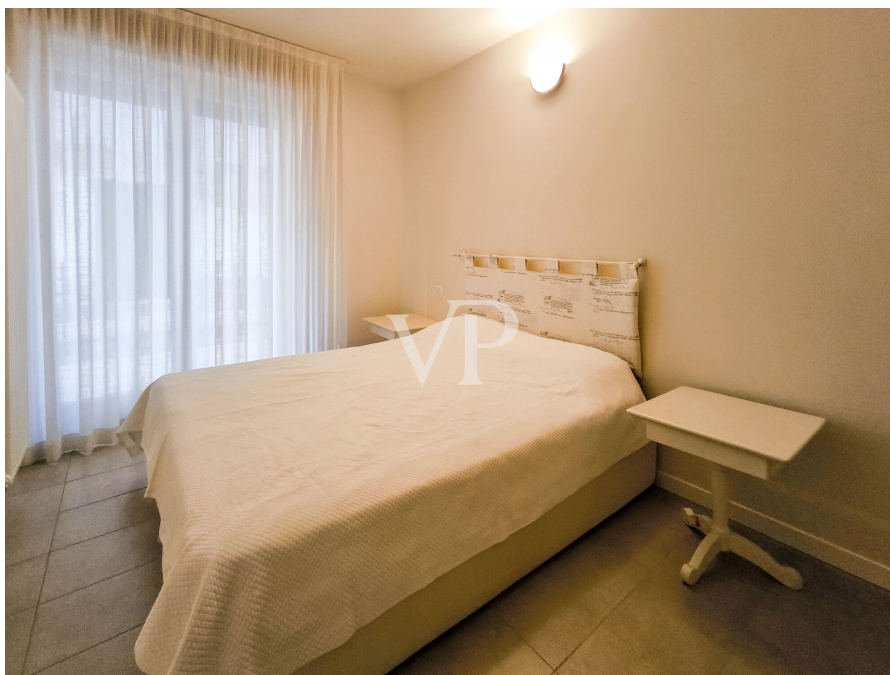
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## **A first impression**

**Located in the heart of Lenno, we offer a splendid apartment in a pedestrian and incredibly well-served area, in a complex with a condominium pool.**

**The property consists of a bright living room with kitchenette, two cozy bedrooms and a bathroom with shower and window. Outside we find a spacious terrace with a large dining table that invites you to relax, while the small back garden with barbecue offers a private corner of greenery.**

**A convenient parking space and a cellar complete the property.**

**Don't miss the opportunity to live the dolce vita on Lake Como and contact us for more information and to schedule a viewing!**

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## **Details of amenities**

- Condominium swimming pool
- Terrace
- Garden
- Parking space
- Cellar

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## **All about the location**

**Located in the heart of Lenno, this beautiful apartment is in a pedestrian-friendly and incredibly well-served area. Within walking distance you will find delicious restaurants, supermarkets and stores for every need, bars , lakefront and the boat stop for conveniently exploring the lake. In addition, the nearby bus stop provides easy access to all surrounding areas. Experience the convenience of having everything at your fingertips, in one of the most picturesque settings on Lake Como.**

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## **Other information**

**The location of this apartment in Lenno is truly exceptional, being right near the famous Villa del Balbianello. You can easily walk to this architectural and scenic gem, or travel by private boat, enjoying its beauty and history. Proximity to this iconic point of interest adds invaluable value to the already attractive pedestrian-friendly, well-serviced area.**

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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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