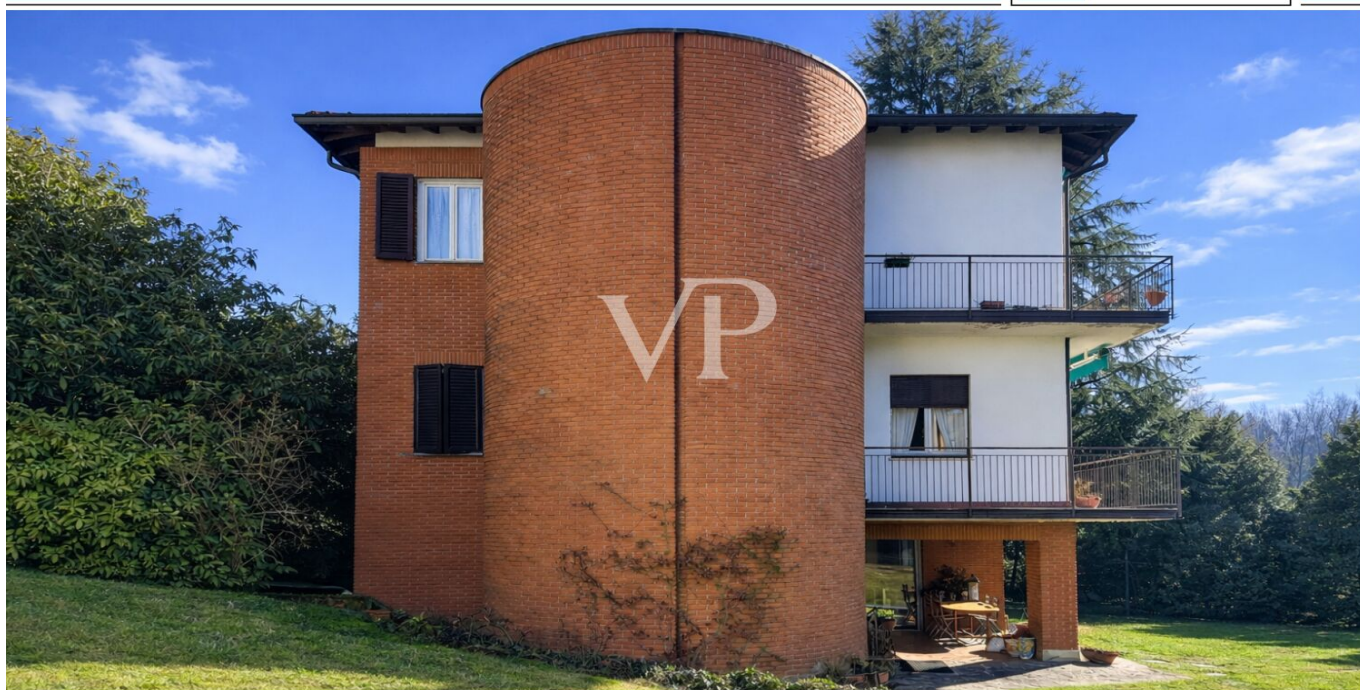


Albate - Como (CO)

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

Property ID: IT262942747



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

**PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 480 m<sup>2</sup> • 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

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

## At a glance

Property ID	IT262942747	Purchase Price	1.200.000 EUR
Living Space	ca. 480 m <sup>2</sup>	Commission	subject to commission
Rooms	12	Total Space	ca. 480 m <sup>2</sup>
Bedrooms	6	Equipment	Terrace, Fireplace, Balcony
Bathrooms	5		
Year of construction	1965		

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

## 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

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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



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

## The property



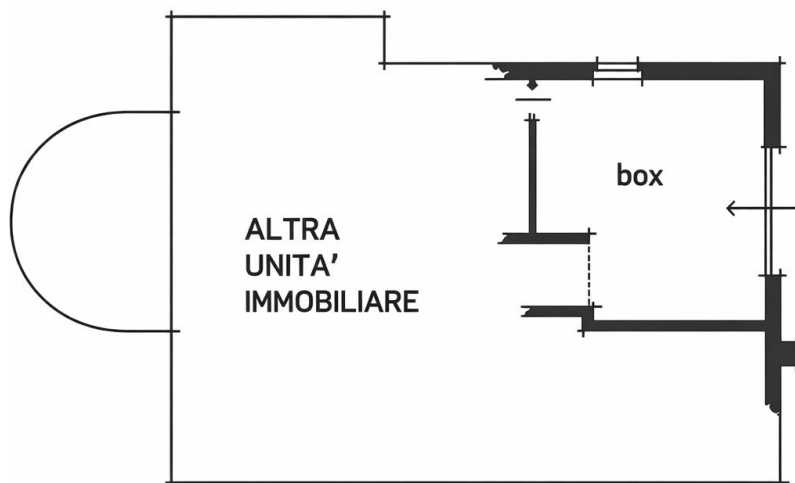
Property ID: IT262942747 - 22100 Albate - Como (CO)

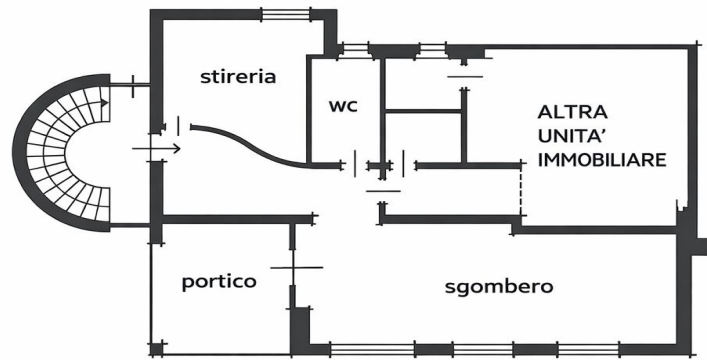
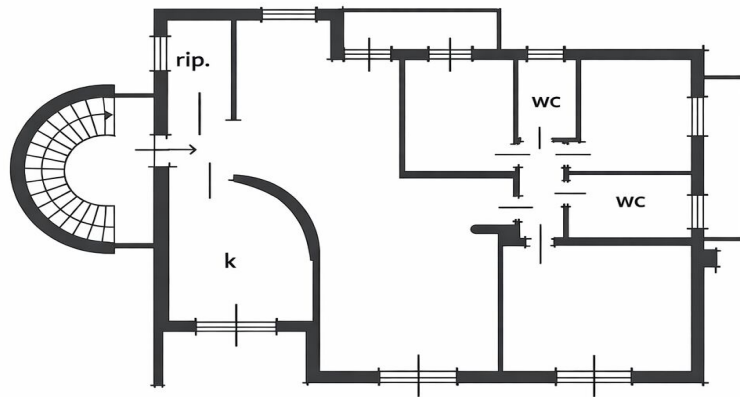
## The property

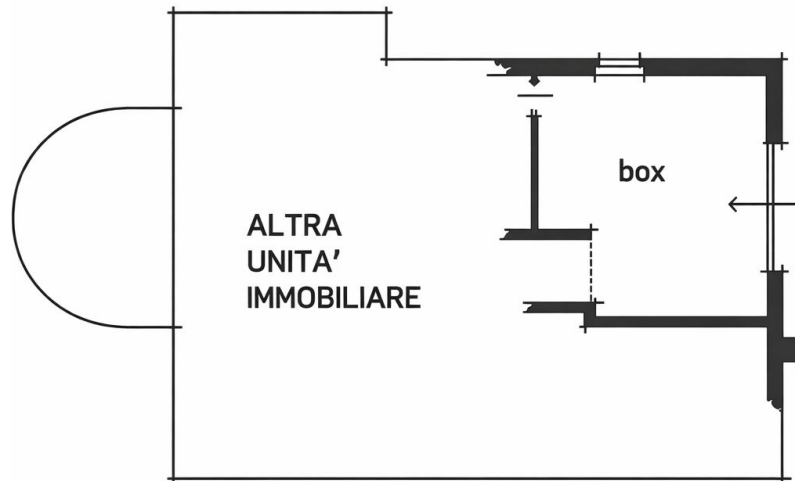


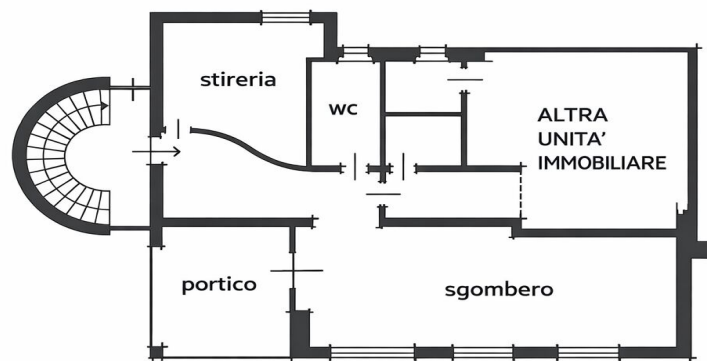
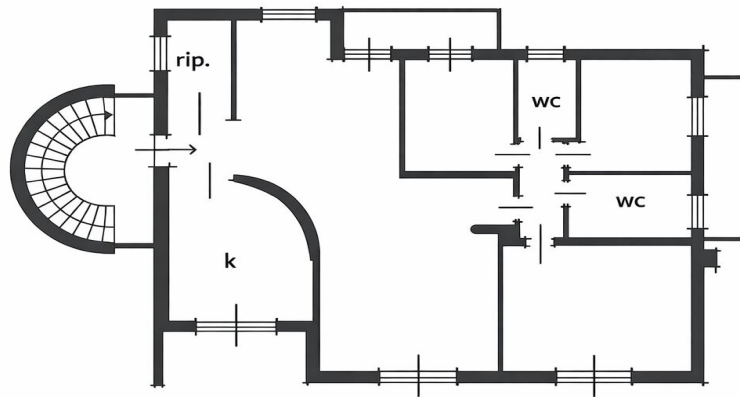
Property ID: IT262942747 - 22100 Albate - Como (CO)

## 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.

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

## 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.

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

## 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

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

## 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

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

## 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](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

---

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