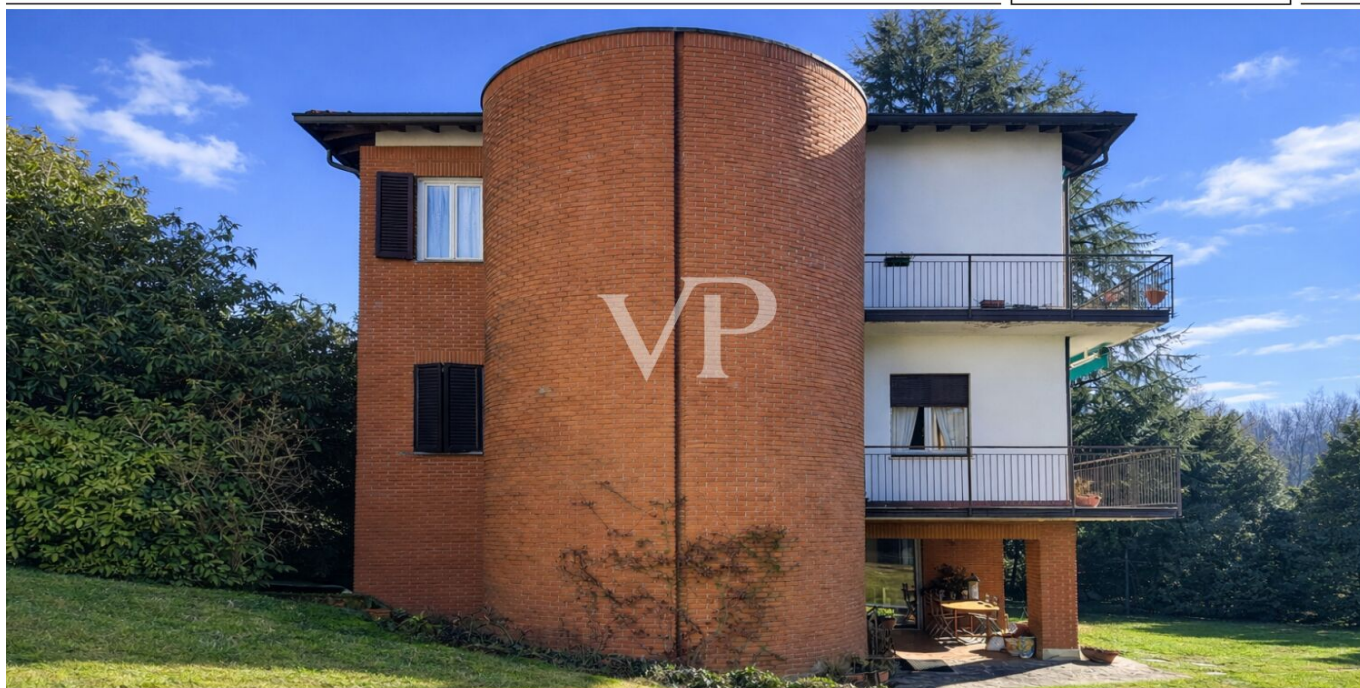


Albate – Como (CO)

Como Albate Centro - Exclusive villa with garden in central area

Property ID: IT262942747



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PURCHASE PRICE: 1.200.000 EUR • LIVING SPACE: ca. 480 m² • ROOMS: 12

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

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
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Property ID: IT262942747 - 22100 Albate – Como (CO)

At a glance

Property ID	IT262942747
Living Space	ca. 480 m²
Rooms	12
Bedrooms	6
Bathrooms	5
Year of construction	1965

Purchase Price	1.200.000 EUR
Commission	subject to commission
Total Space	ca. 480 m²
Equipment	Terrace, Fireplace, Balcony

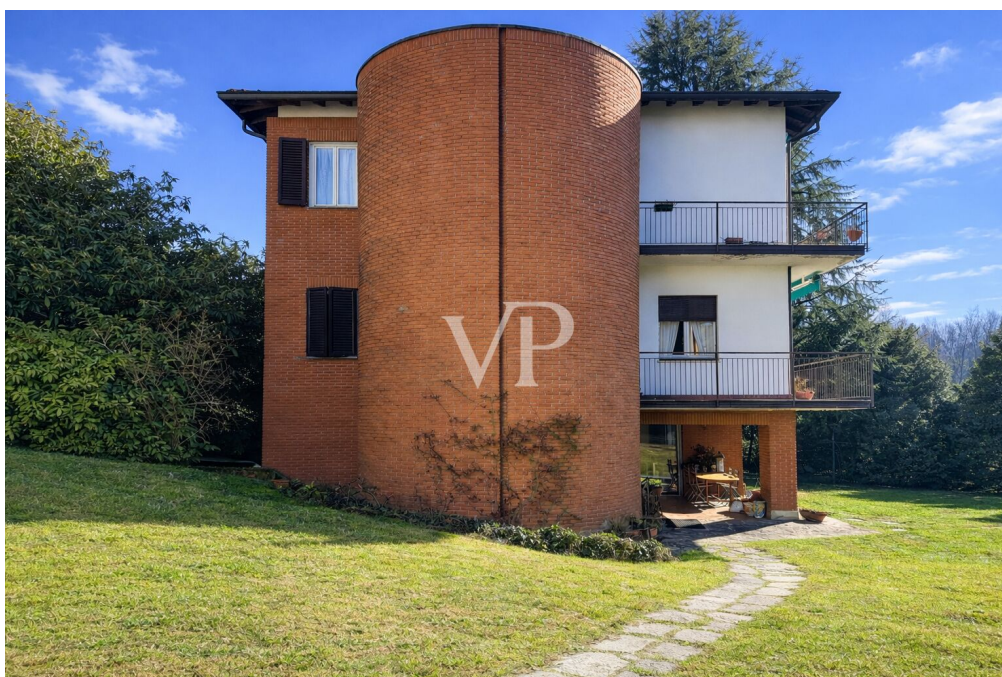
Property ID: IT262942747 - 22100 Albate – Como (CO)

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/m²a
		Energy efficiency class	F
		Year of construction according to energy certificate	1965

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

The property



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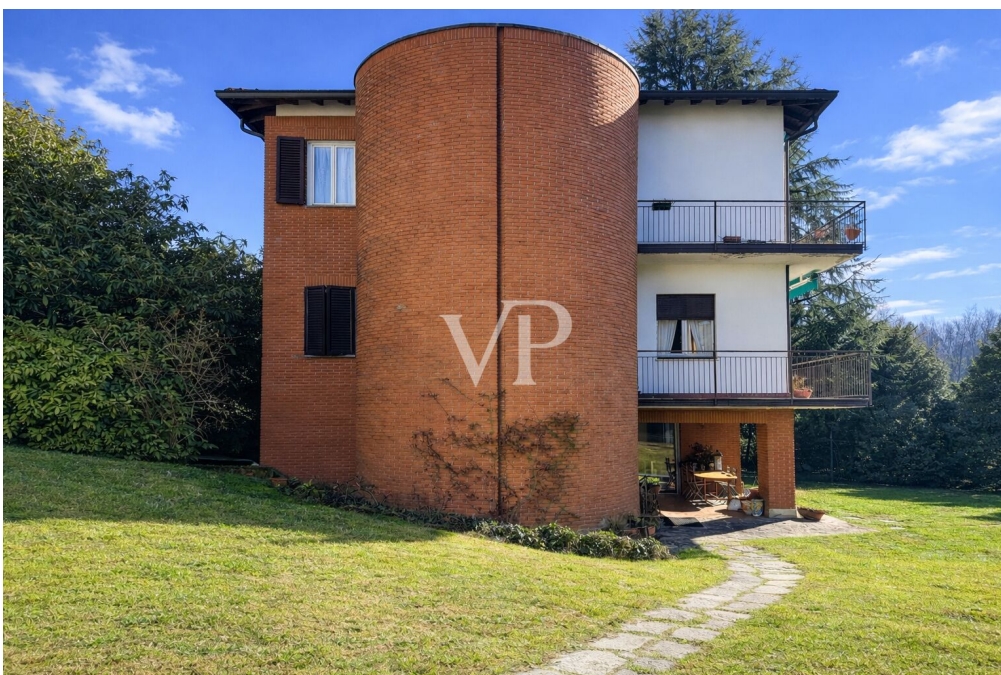


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The property



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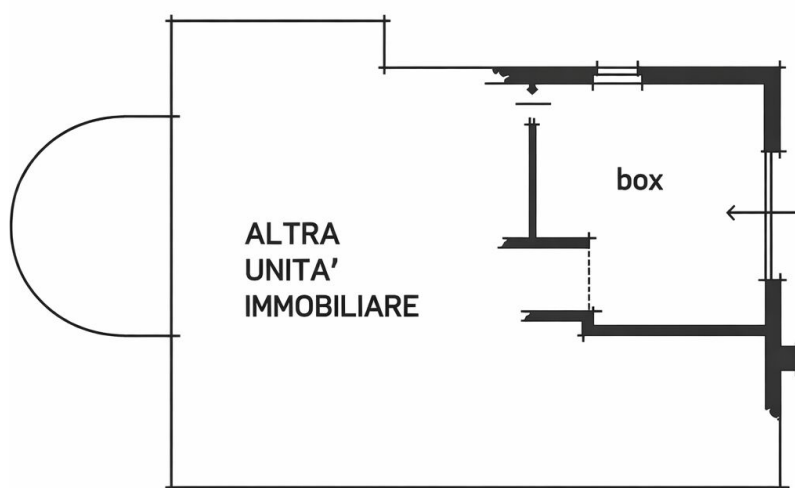
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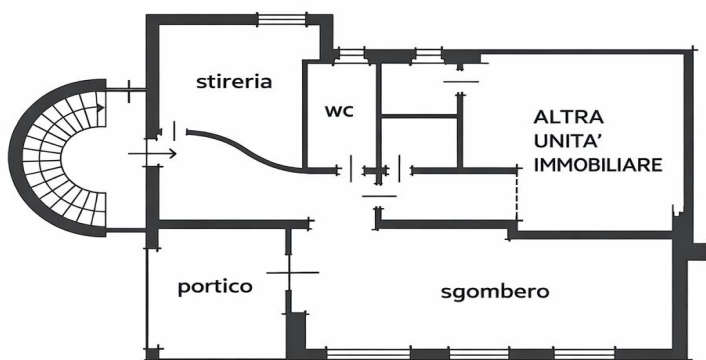
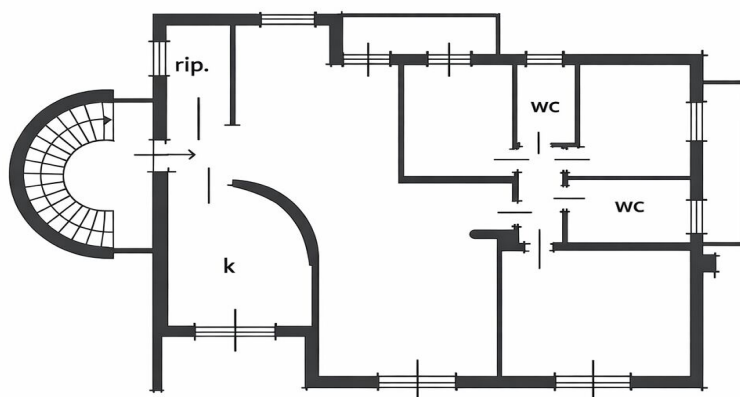
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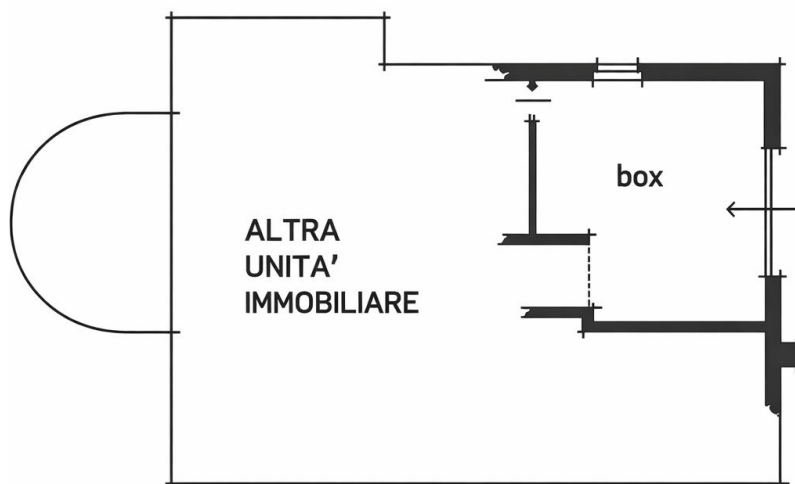


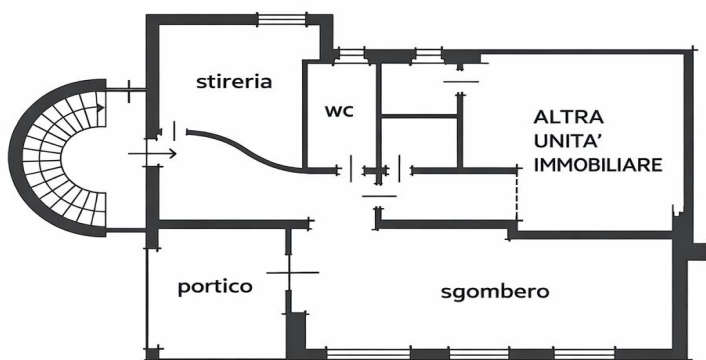
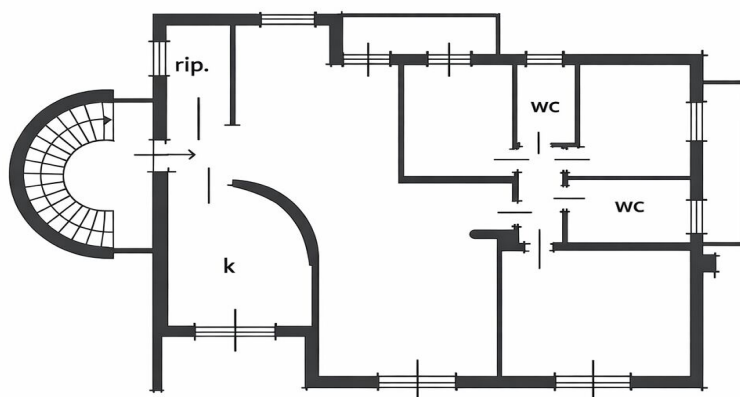
Property ID: IT262942747 - 22100 Albate – Como (CO)

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:

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