

Carimate - Como (CO)

## Detached Villa on the Golf Course, Carimate

Property ID: IT262943141



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**PURCHASE PRICE: 950.000 EUR • LIVING SPACE: ca. 250 m<sup>2</sup> • ROOMS: 5 • LAND AREA: 600 m<sup>2</sup>**

**Property ID: IT262943141 - 22060 Carimate - Como (CO)**

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## At a glance

|                      |                        |
|----------------------|------------------------|
| Property ID          | IT262943141            |
| Living Space         | ca. 250 m <sup>2</sup> |
| Rooms                | 5                      |
| Bedrooms             | 4                      |
| Bathrooms            | 4                      |
| Year of construction | 1970                   |
| Type of parking      | 5 x Other              |

|                |                                         |
|----------------|-----------------------------------------|
| Purchase Price | 950.000 EUR                             |
| House          | Single-family house /<br>Detached house |
| Commission     | Subject to commission                   |
| Total Space    | ca. 310 m <sup>2</sup>                  |
| Equipment      | Terrace, Fireplace                      |

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## Energy Data

|                    |                                                                             |                                 |      |
|--------------------|-----------------------------------------------------------------------------|---------------------------------|------|
| Power Source       | Gas                                                                         | Year of construction            | 1970 |
| Energy information | At the time of preparing the document, no energy certificate was available. | according to energy certificate |      |

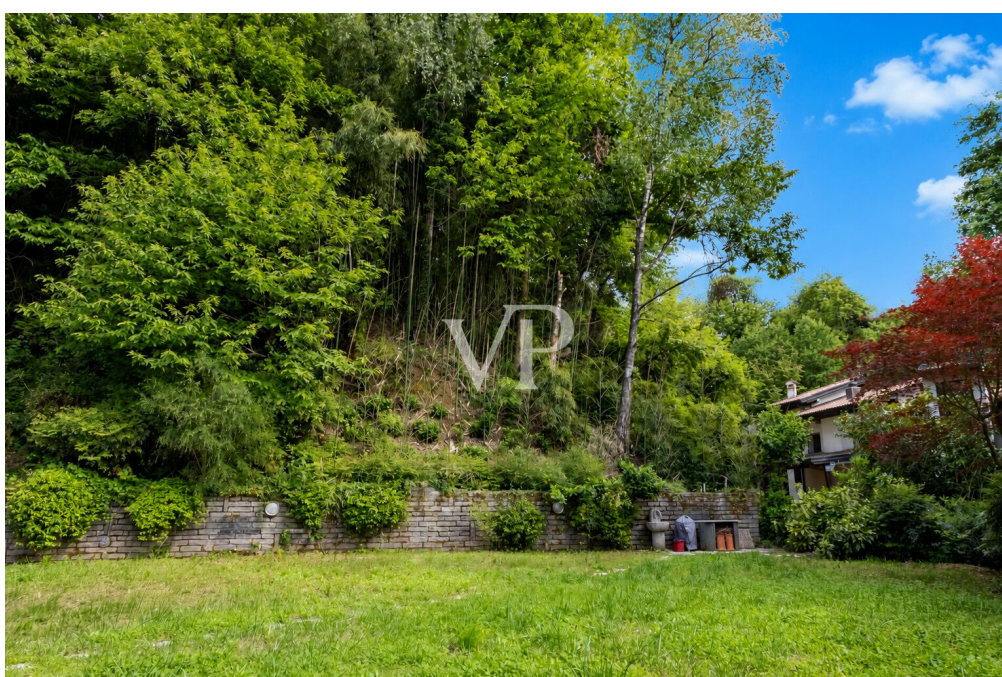
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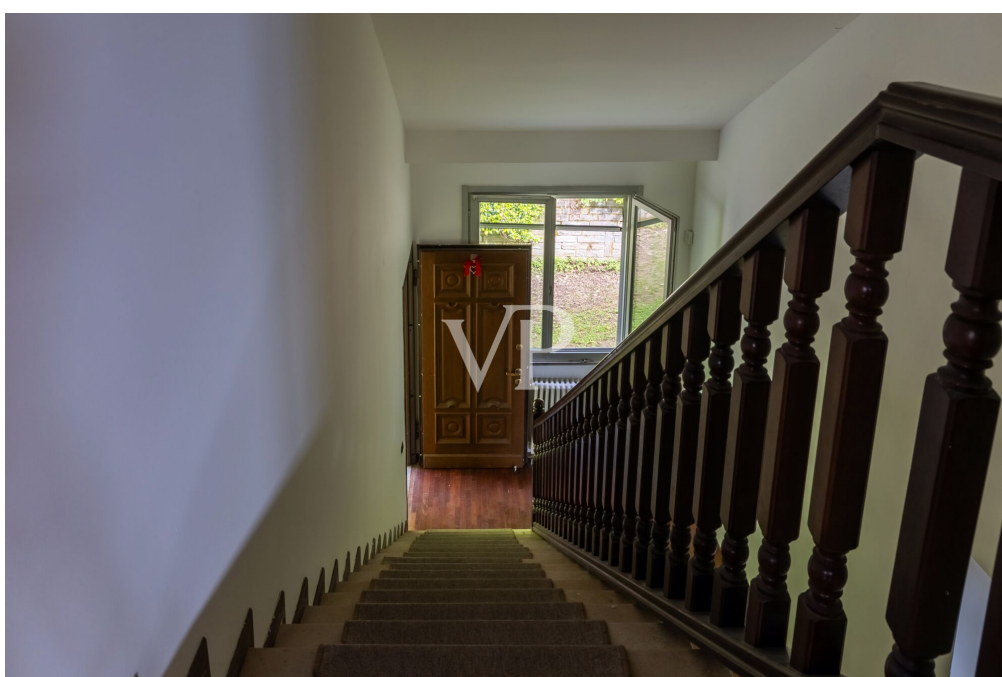
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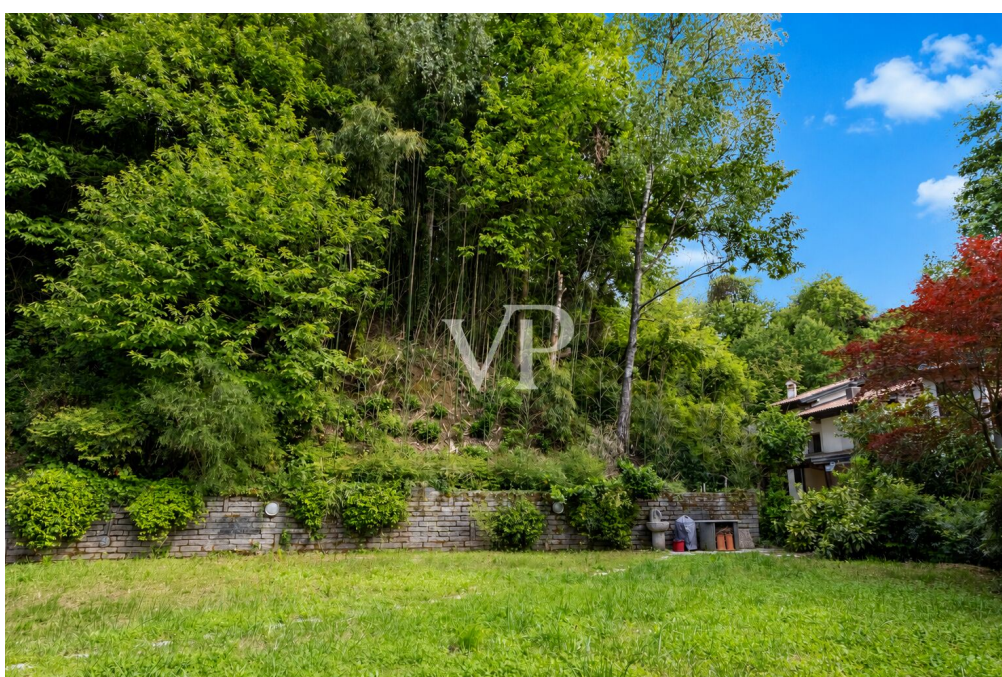
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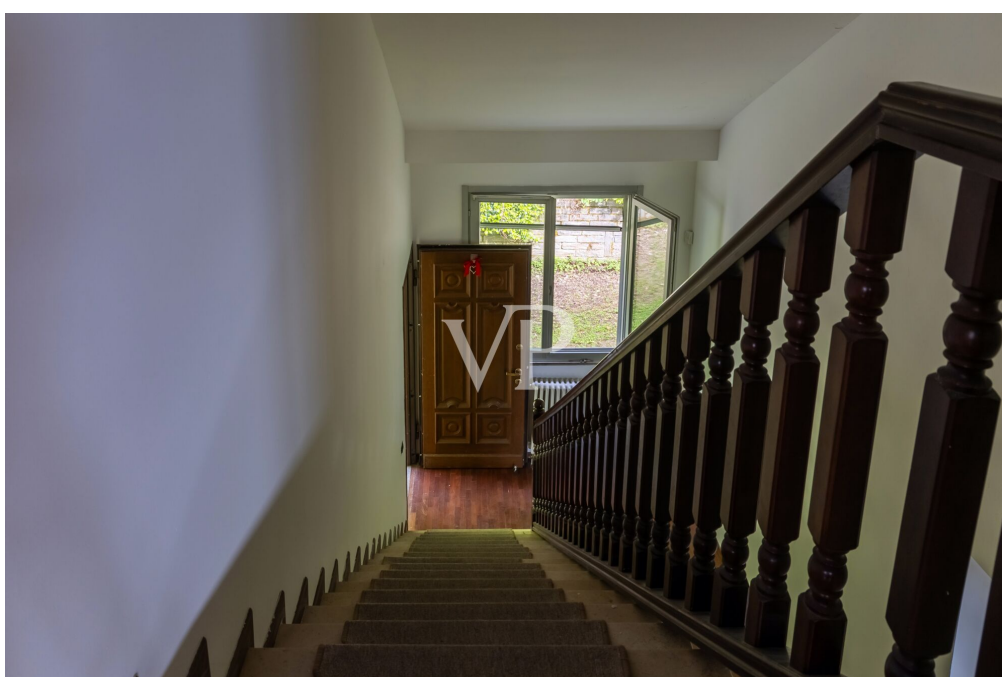
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## A first impression

**Villa with a view of the Golf of Carimate between Milan and Lake Como**

In the prestigious residential context of the Golf Club of Carimate, surrounded by greenery and overlooking the golf courses, we offer for sale an elegant detached villa with private garden, located in one of the most exclusive and reserved locations between Milan and Lake Como, a strategic location, ideal both as a first residence and as a representative house or international real estate investment.

The villa offers privacy, tranquility and security, with open views of the green golf course and an exclusive atmosphere perfect for families and lovers of sports and relaxation.

The villa covers an area of about 250 square meters and is surrounded by a private garden of about 600 square meters with outdoor patio ideal for outdoor dining and convivial moments.

On the main floor we find a 'large and bright living area with fireplace and large openings to the garden, open kitchen with direct access to outdoor spaces, three bedrooms, dressing room and two bathrooms.

The attic floor houses additional multifunctional rooms and a bathroom, perfect as a private study, guest area, gym or hobby room.

The fully windowed basement includes a spacious tavern with fireplace, technical rooms, laundry/ironing room, bathroom and cellar.

The property is completed by a large garage of about 110 square meters on the second basement floor, accessible via convenient ramp.

The villa is equipped with a photovoltaic system, an element that contributes to the energy efficiency and sustainability of the property.

An exclusive real estate solution in the heart of Brianza, perfect for those who want to live in a prestigious villa surrounded by greenery, convenient to connections: Milan can be reached in about 30 minutes, Lake Como in about 20 minutes, while the main highway and rail links allow quick travel to international airports and financial centers in Northern Italy.

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## All about the location

Carimate is an elegant town nestled in the green Como Brianza area, appreciated for its tranquility, quality of life and strategic location between Milan and Como. Famous for its prestigious Golf Club and the medieval castle that characterizes the historic center, it offers an exclusive residential context, ideal for those who want to live surrounded by nature without giving up the convenience of connections. The area has services, schools, green areas and a train station with fast connections to Milan and Switzerland.

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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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