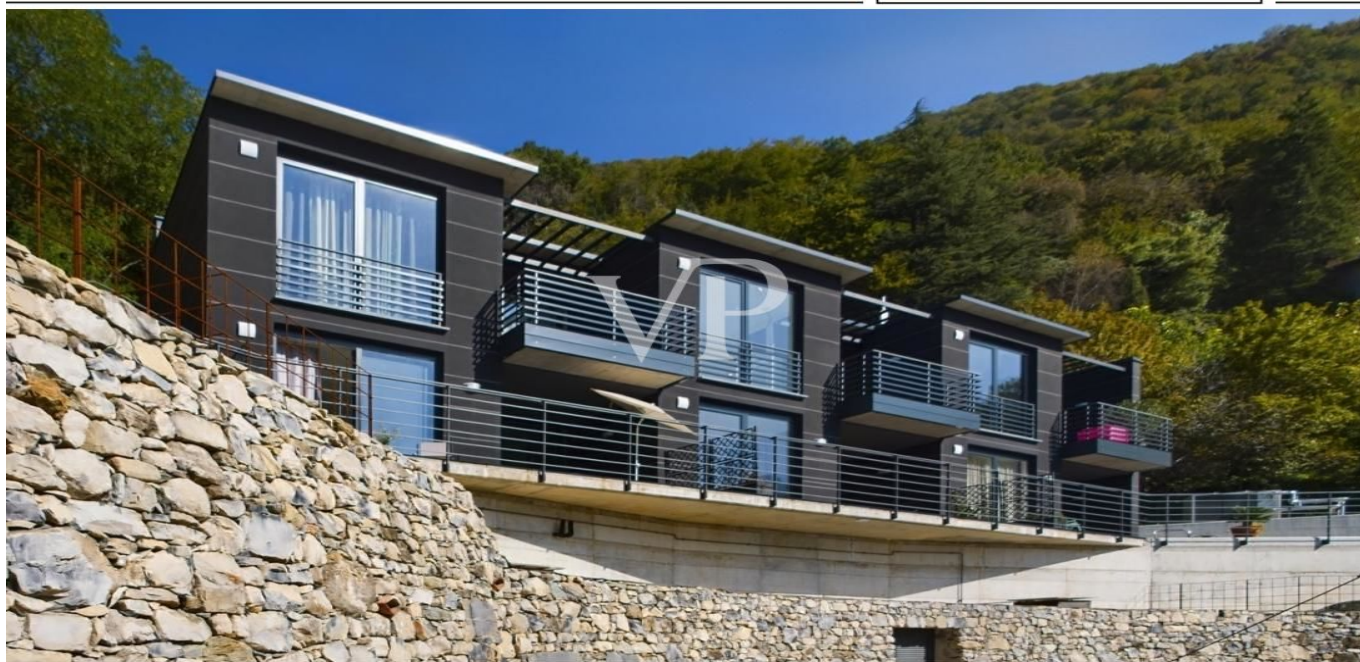


Nesso – Lombardei

Prestigious apartment in new residence with swimming pool in Nesso Lake Como

Objektnummer: IT23294823



www.von-poll.it

KAUFPREIS: 410.000 EUR • WOHNFLÄCHE: ca. 49 m² • ZIMMER: 2

Objektnummer: IT23294823 - 22020 Nesso – Lombardei

- Auf einen Blick
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- Auf einen Blick: Energiedaten
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Auf einen Blick

Objektnummer	IT23294823
Wohnfläche	ca. 49 m²
Bezugsfrei ab	nach Vereinbarung
Etage	1
Zimmer	2
Schlafzimmer	1
Badezimmer	1
Baujahr	2022
Stellplatz	1 x Freiplatz

Kaufpreis	410.000 EUR
Wohnung	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 57 m²
Nutzfläche	ca. 0 m²
Ausstattung	Terrasse, Schwimmbad

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Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung
Wesentlicher Energieträger	Luft/Wasser-Wärmepumpe
Energieausweis gültig bis	23.01.2033
Befeuernng	Elektro

Energieausweis	BEDARF
Endenergiebedarf	38.10 kWh/m²a
Energie-Effizienzklasse	A

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Die Immobilie



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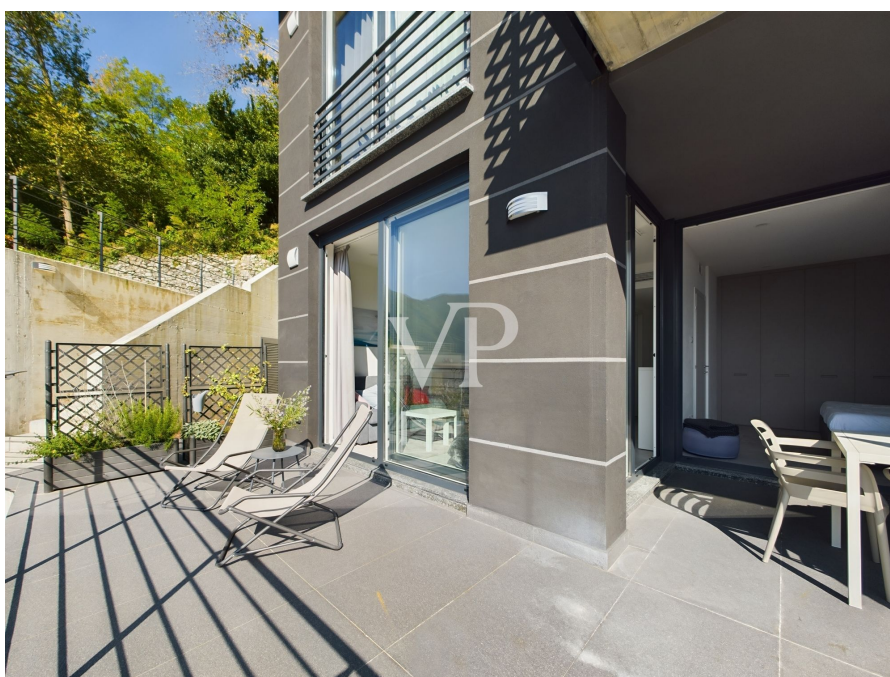
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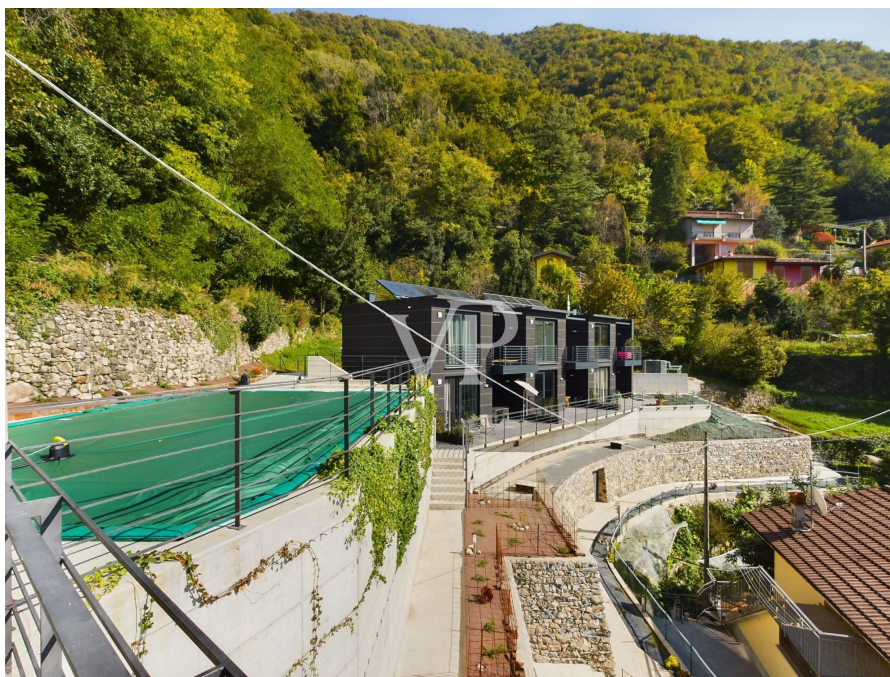
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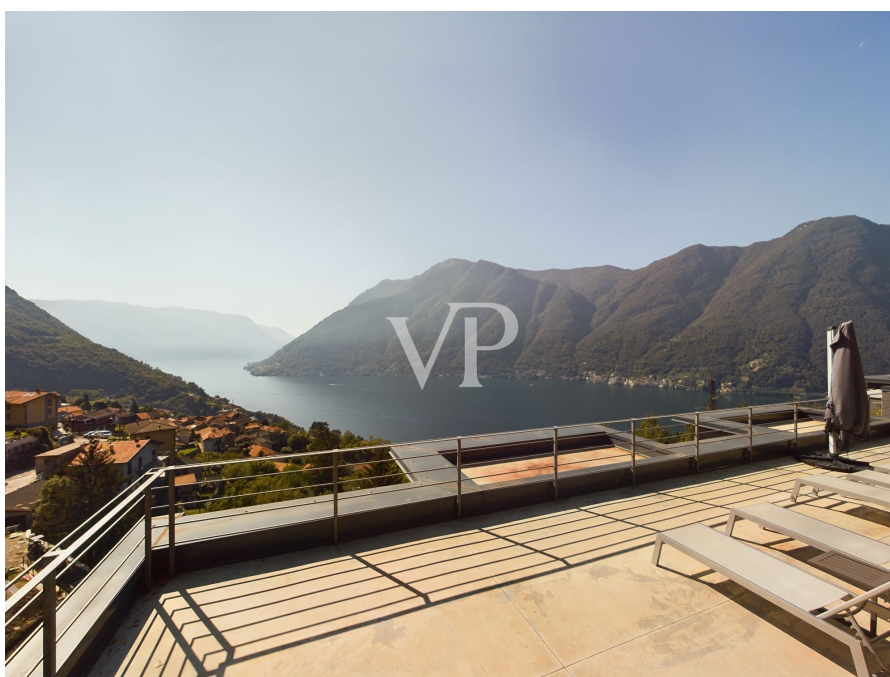
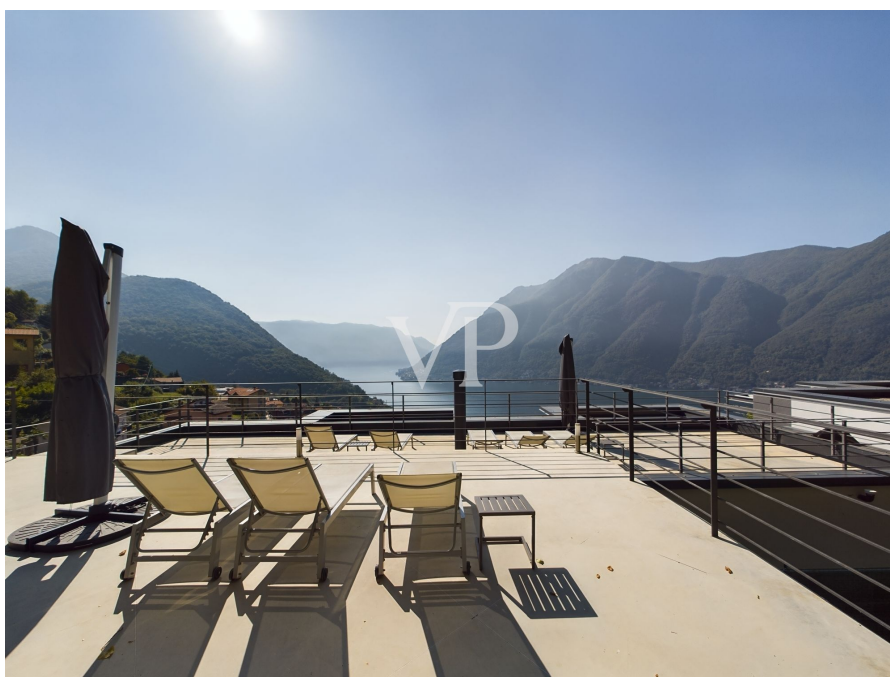
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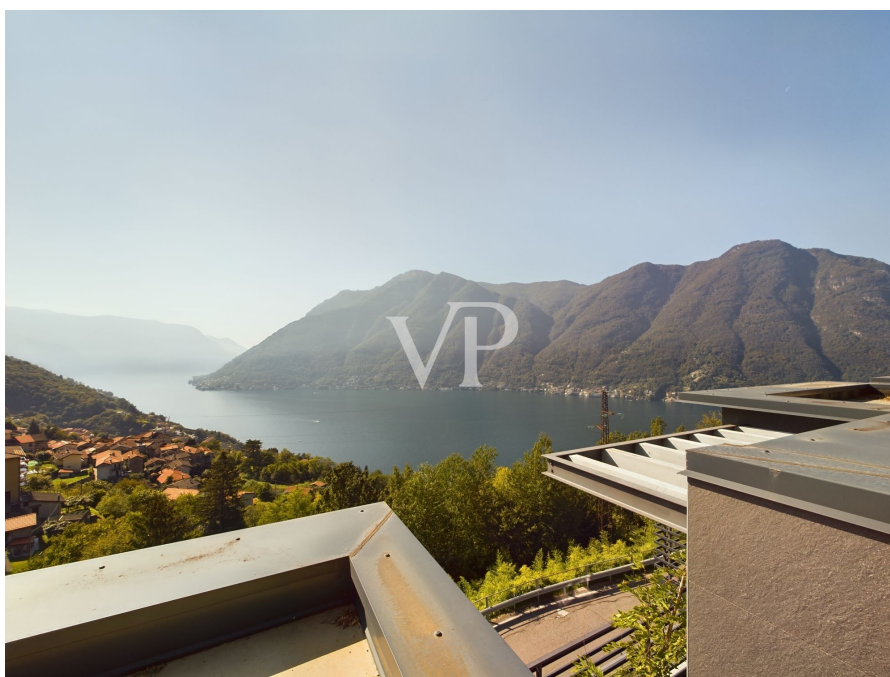
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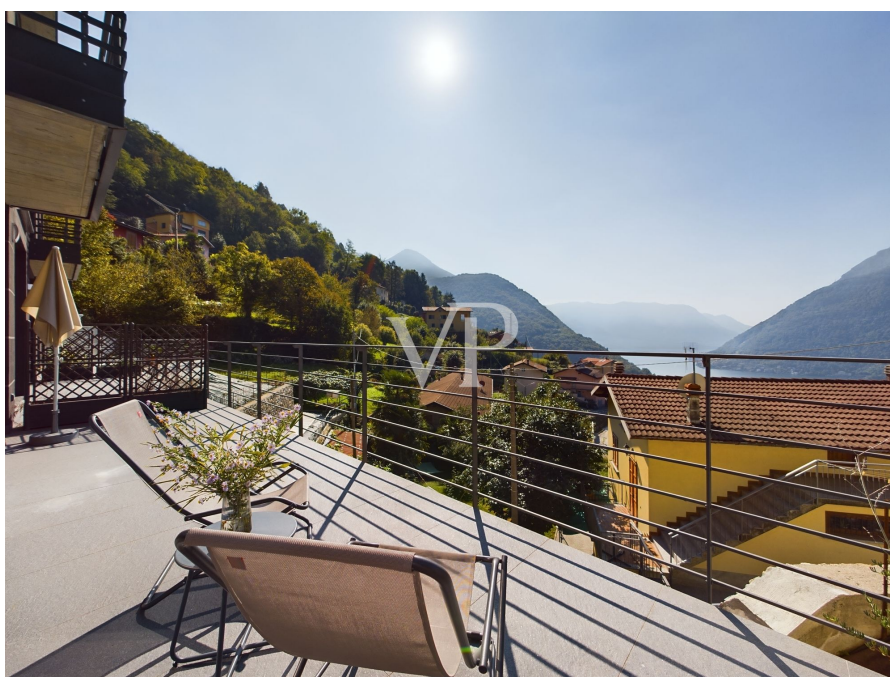
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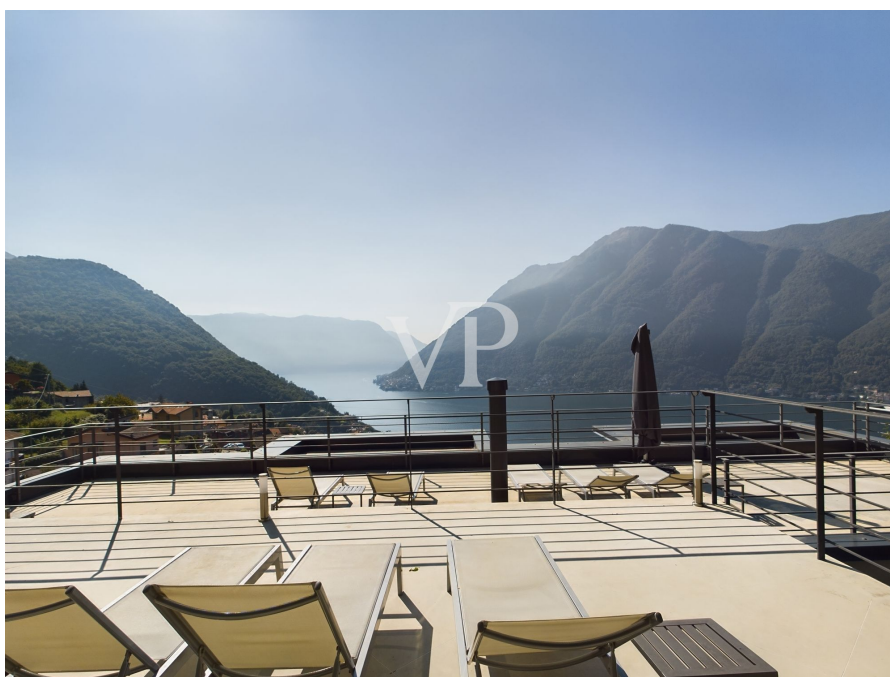
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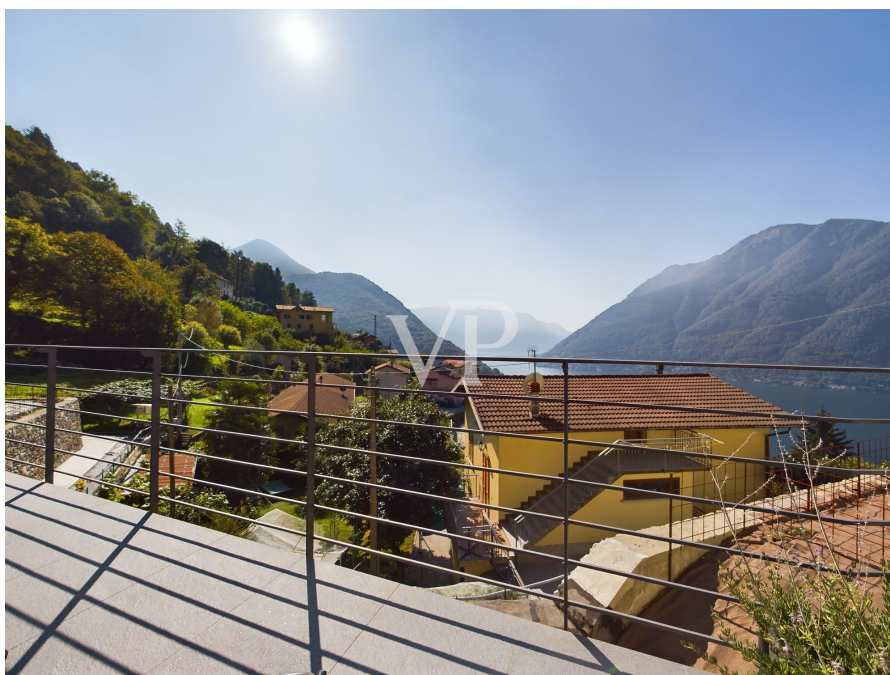
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Grundrisse



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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Ein erster Eindruck

Gorgeous apartment in exclusive residence under construction, overlooking Lake Como offering unparalleled breathtaking views. The apartment is totally lake-facing, both the bedrooms and the living room. Entering leads to a small hallway, where on the right we find the bathroom, while on the left there is access to the bedroom. Continuing, you reach the living area with a sofa bed and an open kitchen richly equipped with appliances with a peninsula. The apartment has a large terrace accessible from both the bedroom and the living room, thus illuminating the whole apartment. Private parking space about 150 meters away, accessible by several stairs. A magnificent panoramic communal infinity pool and an equipped solarium with stupendous lake views complete the amenities. Low running costs thanks to an efficient plant engineering, such as photovoltaic and solar thermal, allowing to reach an A4 energy class. The apartment is also suitable as a pure investment for bed and breakfast use.

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Ausstattung und Details

Energy class A
Heat pump;
Solar panels and photovoltaics;
Cooling system;
Porcelain tile floors;
Armored entrance door;
Aluminum window frames;
Alarm system;
Home automation system;
Satellite TV system;
Large Balcony;
Solarium;
Communal swimming pool;
Parking space;

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Alles zum Standort

Nesso is a small and picturesque village on the Como shore of Lake Como, consists of about 1,184 inhabitants and is located 300 meters above sea level, reached by the ancient Strada Regia or by boat. Nesso rises exactly on the point of union between the two streams Tud and Nosè, from whose fusion they create the homonymous and famous waterfall that makes this place incredible, namely the Orrido di Nesso. This spectacular natural gorge, born from the deep fracture in the rock, explodes into a waterfall with a drop of over 200 meters that divides the small village into two parts. The lake and the location provide a meeting point and attraction for water sports such as boating, sailing and kitesurfing.

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Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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E-Mail: milano@von-poll.com

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