

Nesso – Lombardia

# NEW APARTMENT IN RESIDENCE WITH LAKE VIEW

Property ID: IT242941329



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**PURCHASE PRICE: 390.000 EUR • ROOMS: 2**

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## At a glance

Property ID	IT242941329	Purchase Price	390.000 EUR
Available from	26.07.2024	Commission	Subject to commission
Floor	2	Total Space	ca. 53 m <sup>2</sup>
Rooms	2	Equipment	Terrace, Swimming pool
Bedrooms	1		
Bathrooms	1		
Year of construction	2022		
Type of parking	1 x Outdoor parking space		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	23.01.2023	Energy efficiency class	A+

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## The property



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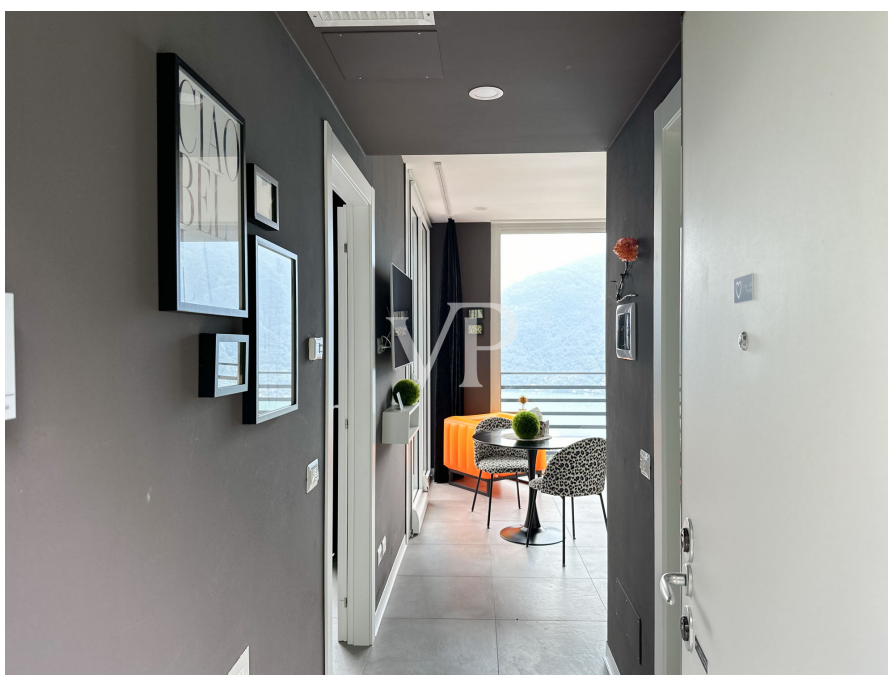
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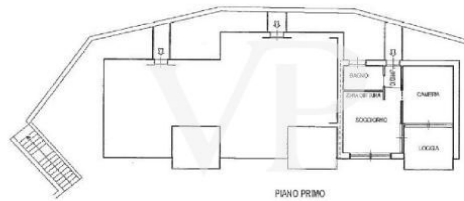
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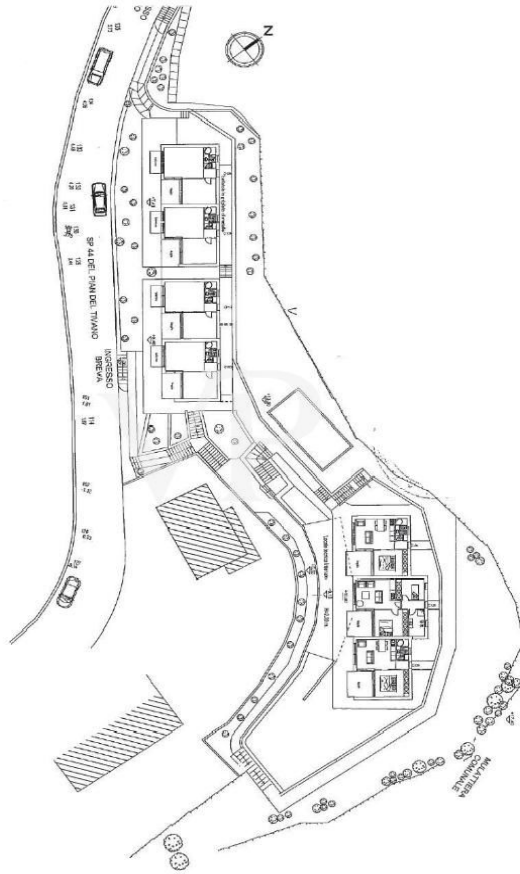
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## Floor plans





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.

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## A first impression

We propose in an exclusive residence with swimming pool, an elegant and modern apartment on the second and top floor of very recent construction, fully furnished, free on three sides with excellent sun exposure and with magnificent views of Lake Como. The property consists of Entrance hallway / hallway, bright living room with large window from where there is access to the panoramic terrace overlooking the lake and the hill, the kitchen area equipped with top quality appliances, a bathroom with shower and the master bedroom overlooking the small terrace. Included with the property is the use of a magnificent panoramic communal infinity pool and a fully equipped solarium that provides all the amenities for those who want an exclusive and relaxing location. Low are the costs in bills thanks to efficient plant engineering such as photovoltaic and solar thermal, allowing to reach an A4 energy class. Ideal as an investment property especially for tourist use. Numerous are the rental requests on Lake Como. Nesso is located on the eastern coast of Lake Como a short distance from the tourist resorts of Torno, Faggeto Lario, the renowned Bellagio and in thirty minutes by car you can reach the city of Como, a few kilometers from the Pian del Tivano, with the boat in a few minutes you can reach Menaggio, Argegno and Tremezzo.

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## Details of amenities

- Furnished
- Energy class A4
- Heat pump
- Solar panels and photovoltaics
- Cooling system
- Porcelain stoneware floors
- Armored entrance door
- Aluminum window frames
- Alarm system
- Home automation system
- Satellite TV system
- Large balcony/terrace
- Common solarium
- Common swimming pool
- Private parking space

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## All about the location

Nesso is a small and picturesque village located on the eastern coast of Lake Como that can be reached via the ancient Strada Regia or by boat a short distance from the tourist resorts of Torno, Faggeto Lario and the renowned Bellagio. In addition, the city of Como can be reached in 30 minutes by car, while by boat in a few minutes one can reach Menaggio, Argegno and Tremezzo. These are locations that provide a meeting point and attraction for water sports such as rowing, sailing and kitesurfing.

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## Contact partner

For further information, please contact your contact person:

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