

Mezzegra – Como (CO)

## Four-room apartment with two bathrooms and private garden, in residence with swimming pool

Property ID: IT242941664



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

**PURCHASE PRICE: 860.000 EUR • ROOMS: 4**

Property ID: IT242941664 - 22010 Mezzegra – 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: IT242941664 - 22010 Mezzegra – Como (CO)

## At a glance

Property ID	IT242941664	Purchase Price	860.000 EUR
Rooms	4	Commission	Subject to commission
Bedrooms	3	Total Space	ca. 120 m <sup>2</sup>
Bathrooms	2	Equipment	Terrace, Swimming pool
Year of construction	2018		

Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Electro	Energy efficiency class	A+
Power Source	Electric		

Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property





Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## The property



Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

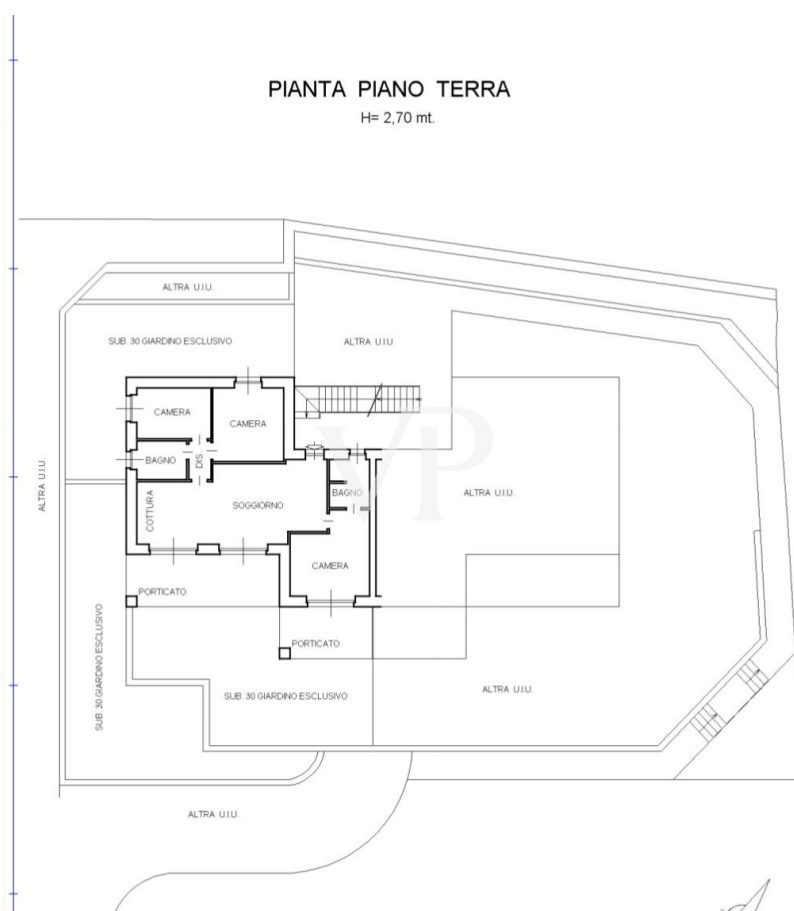
## The property





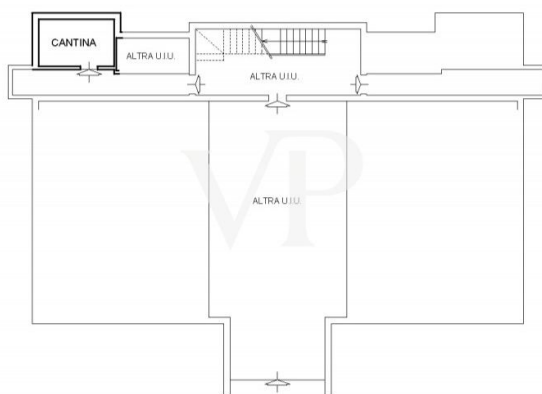
Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## Floor plans



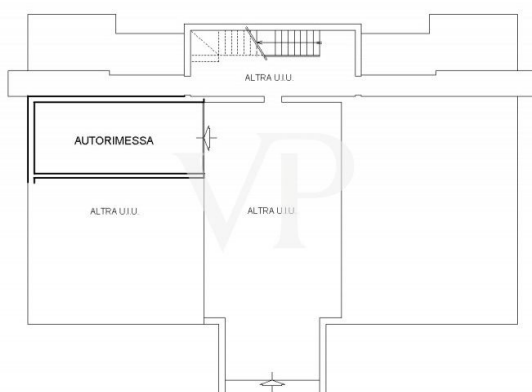
## PIANTA PIANO PRIMO SOTTOSTRADA

H= 2,50 mt.



## PIANTA PIANO PRIMO SOTTOSTRADA

H= 2,50 mt.



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: IT242941664 - 22010 Mezzegra – Como (CO)

## A first impression

Mezzegra Tremezzina in residence, we propose in a small building of only 4 units, an apartment on the ground floor with an area of sq m 120, consisting of: Separate entrance, bright living room with open kitchen, hallway, 3 bedrooms, 2 bathrooms with shower, cellar, large garage, property garden of 200 sq.m. on three sides of the apartment and a large swimming pool with communal solarium. The apartment was built with the most advanced technological materieli, from underfloor heating, photovoltaics, triple glazing, internet connection and thermal insulation, property in class A 4. The proximity to the lakefront allows you to walk in a few minutes to the center with the different and numerous infrastructures that the village offers, the beach, bars, stores, restaurants, the supermarket, the boat service that allows you to reach the famous resorts of Bellagio and Varenna, Lenno and Comacina Island. The mild climate and the beauty of the scenic spots make Mezzegra Tremezzina one of the most popular and visited resorts on Lake Como. In 1 hr by car you can reach Malpensa International Airport, in 44 min you reach Como, the distance to the city of Milan is 75 km and Lugano 35 km.

Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## Details of amenities

Communal swimming pool  
Solarium  
Air conditioning  
Photovoltaic system  
Box 25 sqm  
Private garden 200 sqm  
Cellar 8 sqm with washing machine connection  
Electric shutters  
Predisposition video surveillance  
Underfloor heating

Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## All about the location

The residential complex is located in a well-served location in the immediate vicinity of supermarkets, various restaurants, bars, tobacconist's, post office, bus stop, and to the ferry boarding service, which allows you to reach the famous resorts of Bellagio and Varenna, Lenno, and Isola Comacina. The convenient green way will allow you to take a beautiful walk along the footpaths linking all four villages of Tremezzina, Tremezzo, Mezzegra, Lenno, and Ossuccio, and be able to visit the famous Balbianello and Villa Carlotta villas and museums with its grand botanical parks. The distance to Milan Malpensa International Airport is 80 km, Como city 30 km, Milan center 78 km, and Lugano 34 km. For winter sports enthusiasts, the distance to the renowned Madesimo ski resort is 73 km and the Bormio spa 140 km.

Property ID: IT242941664 - 22010 Mezzegra – Como (CO)

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

---

Corso Italia 1 Mailand  
E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

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