

Menaggio – Menaggio

# Newly renovated apartments with a view of Lake Como

Property ID: IT22294357



**PURCHASE PRICE: 900.000 EUR • LIVING SPACE: ca. 105 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT22294357
Living Space	ca. 105 m <sup>2</sup>
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2023

Purchase Price	900.000 EUR
Commission	Subject to commission
Total Space	ca. 120 m <sup>2</sup>
Equipment	Swimming pool

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	D
Power Source	Gas	Year of construction according to energy certificate	2023

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## The property



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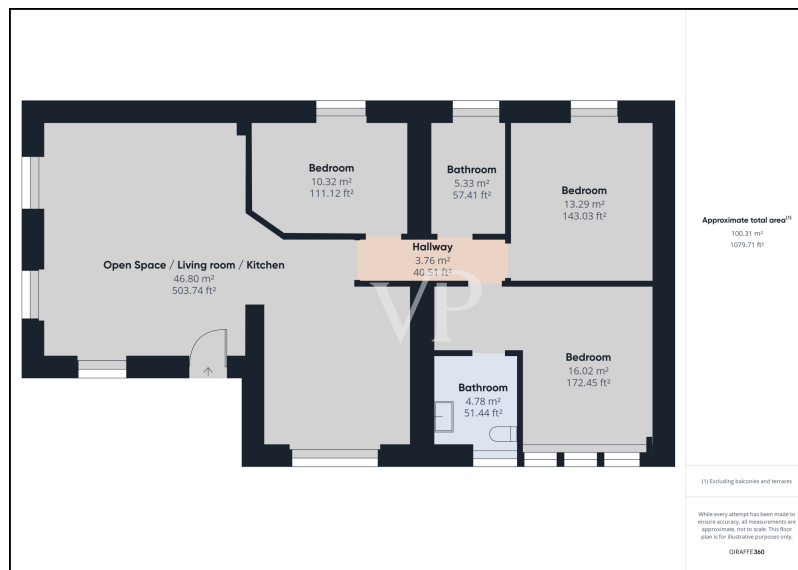
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## The property



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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

Menaggio - Lake Como We propose in a historic building several apartments of three rooms and two rooms with two bathrooms and newly built garage in elegant and quiet residence with large condominium park of 2,000 square meters with mature trees and swimming pool, with wonderful lake views and views of the villages of Bellagio and Varenna. The building is located in a central area just a few steps from the lakefront with its promenades, bars, stores and restaurants; a perfect investment as a first home or vacation home directly on the lake, for lovers of water sports, canoeing, biking, winter skiing or just walking in the nearby mountains. The apartments are very bright and rich in architectural details; spaces and finishes are customizable. In the apartments we find air conditioning and independent underfloor heating and an elevator that connects the 4 floors of the Villa. The boat service on Lake Como operates year-round, with the possibility of visiting the famous Villa Carlotta, Villa D'Este, and Villa Olmo.

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## Details of amenities

Electric driveway gate  
Burglar alarm  
Underfloor heating via heat pump  
Communal swimming pool  
Elevator  
Condominium garden 2000 sqm  
Video intercom  
Electric shutters  
Lake view  
Choice of finishes

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## All about the location

Menaggio, one of the resorts on the Lake known to tourists from all over the world for its beauty and convenient location, reachable from Milan and Bergamo airports in about an hour and a half, close to the borders with Switzerland just a few kilometers from the cities of Como, Milan and Bellagio. Menaggio is a town in the province of Como, Lombardy, northern Italy, located on the western shore of Lake Como, at the mouth of the Senagra River. Menaggio has three hamlets : Croce, Loveno and Nobiallo. The area of present-day Menaggio was conquered by the Romans in 196 BC. The Roman conquest culminated with the construction of a road called Via Regina. Menaggio was a walled city. The remains of the walls are evident today. The construction of large hotels in this cool summer area made it a resort area. Between 1873 and 1939, Menaggio was connected to Porlezza, on Lake Lugano, by the Menaggio-Porlezza railway, a narrow-gauge steam-powered line built as part of a multimodal transportation link between Menaggio and Luino, on Lake Maggiore. The Menaggio area is a favorite summer resort. The only youth hostel on Lake Como is located in Menaggio. Menaggio is known for its Menaggio and Cadenabbia Golf Club, founded in 1907 by an English gentleman, one of many who vacationed on Lake Como in the late 19th century.

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## Contact partner

For further information, please contact your contact person:

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