



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Laglio ! Modern villa recently built with lakeview and garden | Real estate Lake Como



IT-V001455-KA

Lake view  
22010 Laglio  
Italy



## Data overview

|  |   |
|--|---|
| <b>Type of property</b>                    | House   |
| <b>Kind of property</b>                    | Villa   |
| <b>Postcode</b>                            | 22010   |
| <b>Country</b>                             | Italy   |
| <b>City</b>                                | Laglio  |
| <b>Additional geographical information</b> | Lake Como   |
| <b>Living space</b>                        | approx. 205 m <sup>2</sup>  |
| <b>Number of rooms</b>                     | 5   |
| <b>Plot size</b>                           | approx. 200 m <sup>2</sup>  |
| <b>Number of bedrooms</b>                  | 3   |
| <b>Number of bathrooms</b>                 | 3   |
| <b>Asking price</b>                        | 1.050.000,00 €  |
| <b>Brokerage</b>                           | for the buyer 4,88 % incl. VAT  |
| <b>Condition</b>                           | As good as new  |
| <b>Contact person</b>                      | Real Estate Italy<br>A company of RustiCasa Concept<br>Nicole Siedersberger-King<br>Lierstraße 8<br>80639 München<br>E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a><br>Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a> |



## Description

Modern Villa in Laglio with Lake View !

Discover the modern villa in Laglio with lake view that every lover of natural beauty dreams of owning. Located in the heart of the picturesque village of Laglio, just 500 meters from the center, this independent villa offers an unparalleled living experience, surrounded by a charming private garden ideal for moments of relaxation and outdoor gatherings.

The villa spans three levels, covering a total area of 200 square meters, designed with high-quality materials and attention to detail. On the ground floor, a welcoming entrance opens the doors to a bright living room with a kitchenette, a bathroom, and a practical storage room. On the first floor, a second entrance leads to a spacious living room overlooking a panoramic terrace, where you can enjoy breathtaking views of the lake and the surrounding landscape. The fully equipped kitchen and a second bathroom complete this floor. Finally, on the second floor, you will find three spacious bedrooms and a bathroom, offering maximum comfort and privacy for you and your guests.

This modern villa in Laglio with lake view has been designed with a strong commitment to sustainability and comfort. Among the numerous amenities, you will find a condensing boiler, a radiator heating system, thermal and photovoltaic solar systems. Additionally, the advanced home automation system allows for intuitive management of lighting, blinds, and temperature, ensuring a modern living experience. The villa is in perfect condition and offers a Wi-Fi system for the centralized management of blinds and lights, making your daily life even more convenient.

For more offers please consult our web site [www.real-estate-italy.com](http://www.real-estate-italy.com).

## Location

Situated on the western shore of Lake Como, Laglio is a charming municipality known for its natural beauty and tranquil environment. This slice of paradise is perfect for those seeking a break from the hustle and bustle of big cities while maintaining an intimate and relaxed atmosphere.

The historic center of Laglio is characterized by cobblestone streets, stone houses, and lush vegetation that enchant visitors. Thanks to the mild climate and



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spectacular panoramic views, Laglio is an ideal destination for every season, from the warm summer months to the evocative autumn hues.



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**Your contact person**

Real Estate Italy  
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Nicole Siedersberger-King  
Lierstraße 8  
80639 München  
E-Mail: [info@real-estate-italy.com](mailto:info@real-estate-italy.com)  
Homepage: [www.real-estate-italy.com](http://www.real-estate-italy.com)

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