



**Italien Hauskauf**  
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

# Magnificent terraced house with garden and beautiful lake view, garage | Real estate Lake Como



IT-V1486-KA

Lake view  
22017 Menaggio  
Italy



## Data overview

<b>Type of property</b>	House
<b>Kind of property</b>	Villa
<b>Postcode</b>	22017
<b>Country</b>	Italy
<b>City</b>	Menaggio
<b>Additional geographical information</b>	Lake Como
<b>Living space</b>	approx. 130 m <sup>2</sup>
<b>Number of rooms</b>	4
<b>Plot size</b>	approx. 250 m <sup>2</sup>
<b>Number of bedrooms</b>	2
<b>Number of bathrooms</b>	2
<b>Asking price</b>	765.000,00 €
<b>Brokerage</b>	for the buyer 4,88 % incl. VAT
<b>Condition</b>	Well maintained
<b>Contact person</b>	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: <a href="mailto:info@real-estate-italy.com">info@real-estate-italy.com</a> Homepage: <a href="http://www.real-estate-italy.com">www.real-estate-italy.com</a>

## Description

Magnificent terraced house with garden and lake view in Menaggio – Croce.

This corner terraced house is located in an exclusive and private location in the heart of Menaggio, in the quiet Croce district.

This terraced house with garden and view is spread over three floors and is in excellent condition.

On the ground floor, a large, open-plan living room with large windows offers spectacular views of Lake Como and the surrounding hills. The living area is connected to the fully equipped kitchen and opens onto a large panoramic terrace, ideal for relaxing and enjoying outdoor moments.

The planted garden with barbecue offers a quiet corner, ideal for outdoor lunches and dinners in complete privacy.

On the first floor, two bright and spacious double bedrooms with built-in wardrobes offer comfort and privacy, while the fully equipped bathroom ensures functionality. The attic, converted into a large open-plan room, can be used as a study, relaxation area, or TV area. A private bathroom and a closet complete the offer, offering ample space and comfort.

On the lower ground floor, the tavern opens onto another private garden, perfect as a play area or outdoor relaxation corner. The property is sold fully furnished and ready to move into and includes a private parking space.

This terraced house with a garden and lake view in Menaggio is ideal as a primary residence or as an investment for short-term rentals thanks to its strategic location, comfort, and functionality.

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

## Location

Menaggio-Croce.



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**Your contact person**

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