



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Colico ! New built villa with garden and pool | Real estate Lake Como



IT-V1301-KA

Panoramic view
23823 Colico
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	23823
Country	Italy
City	Colico
Additional geographical information	Lake Como
Living space	approx. 210 m ²
Number of rooms	5
Plot size	approx. 500 m ²
Number of bedrooms	3
Number of bathrooms	3
Asking price	820.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	First occupancy
Contact person	Real Estate Italy A company of RustiCasa Concept Nicole Siedersberger-King Lierstraße 8 80639 München E-Mail: info@real-estate-italy.com Homepage: www.real-estate-italy.com

Description

Detached villa in Colico with pool and garden.

This newly built villa is located in a prime residential location, just minutes from Lake Como and the region's main amenities.

Key features:

Large garden of approximately 500 m² with private pool.

Total area of the villa: 211 m² on three levels, including a 21 m² terrace with panoramic views.

Exclusive outdoor areas: patio, terrace, and garden.

37 m² garage in the basement – ideal for multiple vehicles and storage.

Bright living area: living room with direct access to the patio, modern and functional kitchen, bedroom, and bathroom on the ground floor.

Spacious sleeping area: three bedrooms overlooking the large terrace and two bathrooms, one of which is a guest bathroom, on the first floor.

High-quality fittings: underfloor heating, photovoltaic system, wood-aluminum windows, and stone floors.

The villa is the ideal solution for anyone who wants to live in a peaceful setting surrounded by nature without having to forgo modern comforts. Thanks to its strategic location near the lake and its excellent infrastructure, the house is also ideal as a second home or real estate investment.

Technical details and additional features:

Underfloor heating for optimal comfort

Photovoltaic system for maximum energy efficiency

Wood-aluminum windows and doors for durability and elegant design

High-quality stone floors for a sophisticated ambience

The additional purchase costs amount to approximately 17% of the purchase price.

For more offers please consult our web site www.real-estate-italy.com.

Location

Colico, Lake Como.



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Your contact person

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