



Italien Hauskauf
EIN UNTERNEHMEN VON RUSTICASA CONCEPT

Vercana ! Detached villa with guesthouse and lake view | Real estate Lake Como



IT-V1598-KA

Lake view
22013 Vercana
Italy



Data overview

Type of property	House
Kind of property	Villa
Postcode	22013
Country	Italy
City	Vercana
Additional geographical information	Lake Como
Living space	approx. 155 m ²
Number of rooms	6
Plot size	approx. 1.500 m ²
Number of bedrooms	4
Number of bathrooms	2
Asking price	475.000,00 €
Brokerage	for the buyer 4,88 % incl. VAT
Condition	Well maintained
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



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Description

Just 1 km from the town center, on a scenic promontory overlooking the lake, stands this charming property surrounded by greenery and set within 1,500 sqm of private gardenan exclusive oasis where peace and breathtaking views come together.

THE MAIN HOUSE

Spread over two levels, it offers bright and welcoming interiors:

Spacious living room with direct access to the large panoramic balcony

Small kitchen with exit to the garden and barbecue area

35 sqm terrace, perfect for sunset dinners with lake views

Bathroom on the ground floor

On the first floor, two comfortable bedrooms

In the basement, an enchanting original crotto, ideal for storing wine, cheese, and cured meats

GUEST DEPENDANCE

Next to the main house is a practical guest dependance featuring two bedrooms and a bathroomperfect for hosting friends and family while ensuring maximum privacy.

The position is truly privileged: sunshine throughout the day, absolute tranquility, and a view that enhances every moment.

The property is accessible only on foot via a cobblestone path, just 250 meters from the public parking area.

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

Location

Vercana



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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
Homepage: www.real-estate-italy.com

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