

Tremezzo – Lombardesi

## Exclusive villa with swimming pool and panoramic lake view

Property ID: IT252941787



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PURCHASE PRICE: 2.800.000 EUR • LIVING SPACE: ca. 300 m<sup>2</sup> • ROOMS: 9 • LAND AREA: 2.000 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252941787 |
| Living Space         | ca. 300 m²  |
| Rooms                | 9           |
| Bedrooms             | 4           |
| Bathrooms            | 4           |
| Year of construction | 2000        |

|                |                                   |
|----------------|-----------------------------------|
| Purchase Price | 2.800.000 EUR                     |
| Commission     | Subject to commission             |
| Total Space    | ca. 300 m²                        |
| Equipment      | Terrace, Swimming pool, Fireplace |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Light natural gas            | Final Energy Demand                                  | 179.00 kWh/m²a            |
| Energy certificate valid until | 31.10.2025                   | Energy efficiency class                              | G                         |
| Power Source                   | Gas                          | Year of construction according to energy certificate | 2000                      |

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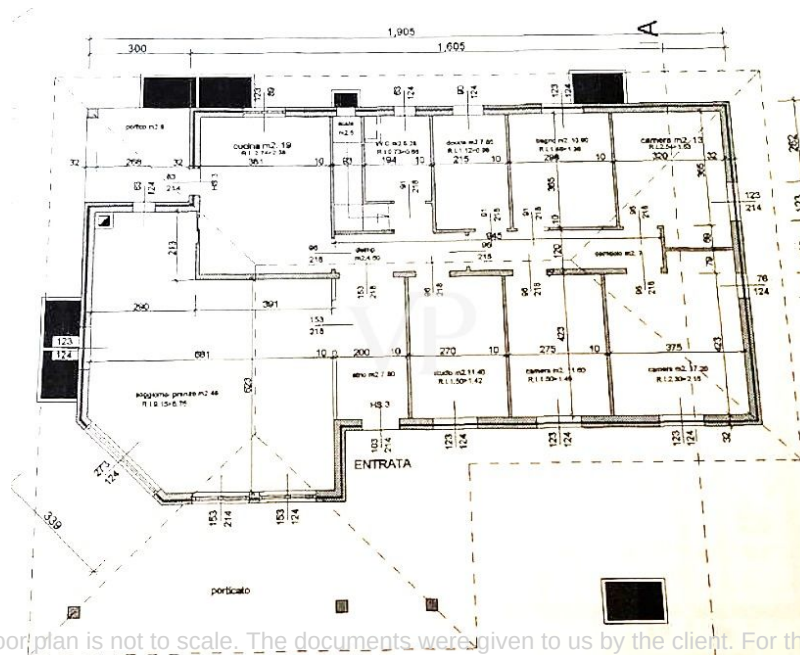
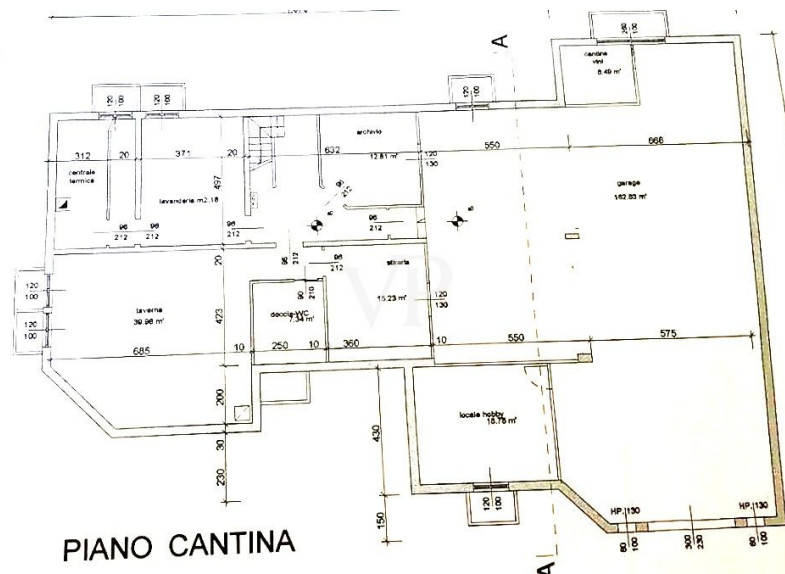
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## The property



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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

Villa Valentina is a classical-style villa built in the 2000s and renovated in 2020. The villa has a commercial area of 300 m<sup>2</sup>, surrounded by a 2000 m<sup>2</sup> garden with various plants that bloom all year round. The villa consists of two floors, on the ground floor we find an entrance hall, a large and bright living room with panoramic windows overlooking the lake and the Gulf of Venus of Lenno, with exit to the terrace, eat-in kitchen with exit to the covered porch, three bedrooms, three bathrooms and a study. On the basement level there is a large living room with dining area, TV and bio-fireplace, a bedroom, a bathroom, a checkroom, a laundry/ironing room, a storage room and a technical room with the boiler. In the same basement floor there is a large garage of 95 m<sup>2</sup> with storage room and hobby room. A swimming pool with relaxation area, a large covered terrace with dining area and barbecue, all finely furnished to new. The bathrooms were designed by an Italian architect using Rifra Bagni luxury brand products. The garden is adorned with different varieties of plants, such as mimosas, oranges, lemons, tangerines, pines, olives, roses, camellias, and palms. The villa is located in a convenient and serviced area of Tremezzo. From the villa it is an easy walk to Tremezzo's lakefront, stores, restaurants, bars, the lakeside boat stop, and the bus stop. The famous Villa Carlotta botanical garden is just a few minutes from the property.

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## Details of amenities

Independent gas heating (radiators)  
Exterior video surveillance cameras  
Wooden double-glazed windows with wooden sashes  
Marble living room and kitchen floors  
Porcelain tile bathrooms  
Rooms with wood-effect tiles  
Fully equipped kitchen with liebherr refrigerator with 2 doors  
Internet aeolus  
Swimming pool  
Garden 2000 sqm  
Electric driveway gate  
Video lounge

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## All about the location

Malpensa International Airport 79 km Milan 77 km Como city 31 km Lugano 34 km  
Menaggio 6 km Tourist attractions Villa Carlotta (Tremezzo) 1.5 km Villa Balbianello  
(Lenno) 3.3 km Madesimo 75 km

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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