



Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3911415140 info@albahome.it www.albaluxury.it



## Villa Sale in Griante (CO) Via Regina 34

### Lake view villa, Lake Como

Enjoying abundant sunlight throughout the day and situated in a highly-central location on Lake Como, this sumptuous 6-bedroom, 4-bathroom villa, enriched with a private pool, promises an unparalleled luxury experience, regardless of the season. The modern residence also boasts a private garden of 3000m<sup>2</sup> overlooking breathtaking views of the lake and surrounding mountains, accompanied by a generous internal layout of approximately 500m<sup>2</sup>.

The spacious ground floor hosts an elegant entrance, a vast open-plan living room featuring a contemporary fireplace and access to a portico terrace, perfect for outdoor relaxation. A lake-view dining area provides a charming atmosphere for shared meals, while the adjacent kitchen, with direct access to the terrace, caters to even the most discerning palates. The 6 beautiful bedrooms and 4 bathrooms complete the arrangement of the ground floor, offering impeccable rest and comfort spaces.

In the basement, a cellar with laundry facilities and a large storage room are accompanied by a spacious internal garage, capable of accommodating up to 6 cars. The residence is also equipped with an indoor jacuzzi and a large outdoor private pool, ensuring moments of relaxation and leisure for the villa's inhabitants.

The elevated location of this picturesque villa allows the new owner to enjoy enviable access to Tremezzina's famous restaurants, hiking trails, ferry connections, beaches, and nearby villa attractions. Additionally, the villa enjoys a strategic position for reaching the Menaggio & Cadenabbia Golf Club, the Loveno Tennis Club, extreme sports clubs of Central Lake Como, sailing clubs on the northern shore, and the renowned ski resorts of the Italian Alps.

#### INFORMATION

|                 |                |
|-----------------|----------------|
| Ref.            | Lago di Como 2 |
| Type            | Sale           |
| Category        | Villa          |
| Price           | 2,400,000.00   |
| Annual Expense  |                |
| Year            |                |
| Energetic Class | D 120.21       |

#### NUMBER

|                      |   |
|----------------------|---|
| Rooms                | 8 |
| Bedrooms             | 6 |
| Bathrooms            | 4 |
| Balconies + Terraces |   |
| Floor                |   |
| Car Space            |   |
| Box                  |   |

#### SQUARE METERS

|                      |      |
|----------------------|------|
| Commercial           | 500  |
| Garden               | 3000 |
| Cellar               |      |
| Balconies + Terraces |      |
| Attic                |      |
| Tavern               |      |
| Box                  |      |

### FEATURES

|                     |                    |             |                       |            |      |
|---------------------|--------------------|-------------|-----------------------|------------|------|
| Property Conditions | Perfect Conditions | Rank        | Elegant               | Position   | Lake |
| View                | Lake View          | Orientation | North West South East | Free Sides | 4    |



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|                        |                  |                    |                      |                     |             |
|------------------------|------------------|--------------------|----------------------|---------------------|-------------|
| Garden                 | Private          | Furniture          | Possibility          | Type living         | Living room |
| Kitchen                | Eat-In Kitchen   | Heating            | Independent          | Heating Type        | Boiler      |
| Type of heating system | Radiator heating | Energy source      | Gas                  | Hot Water           | Independent |
| Cooling                | Split            | Fixtures           | Wooden double glazed | Doors               | Excellent   |
| Blind                  | Wood Blinds      | Floors Living Room | Ceramic              | Floors Bedrooms     | Ceramic     |
| Floors Kitchen         | Ceramic          | Floors Bathroom    | Ceramic              | Access for disabled | No          |

## ACCESSORIES

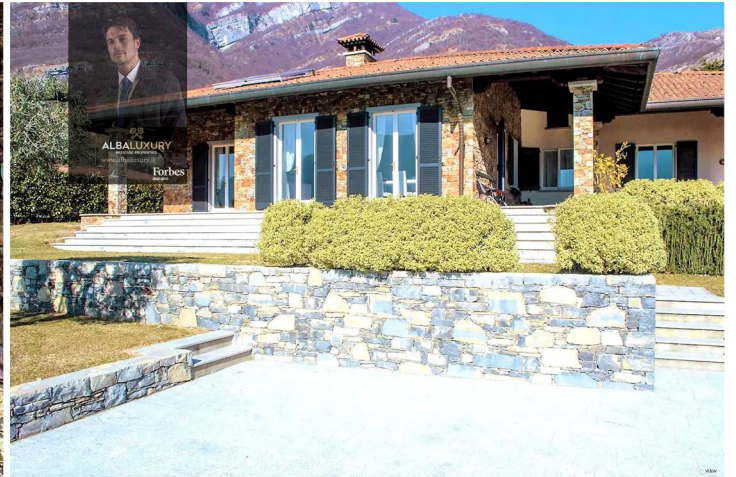
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|-----------------|------------------|--------------|---------------|----------------|
| Antitheft       | Air conditioning | Safe         | Electric gate | Double glazing |
| Double entrance | Swimming pool    | Data network | Storage room  |                |

## IMAGES



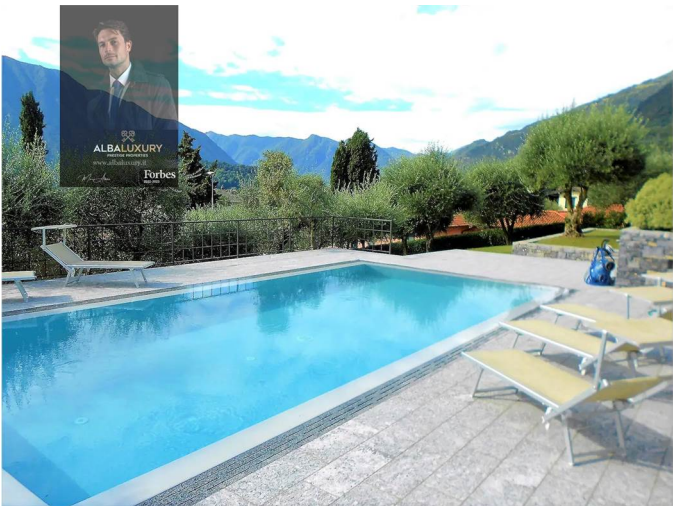
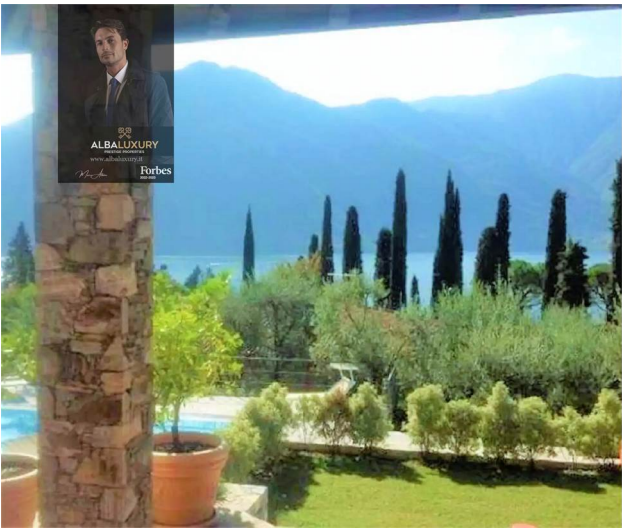
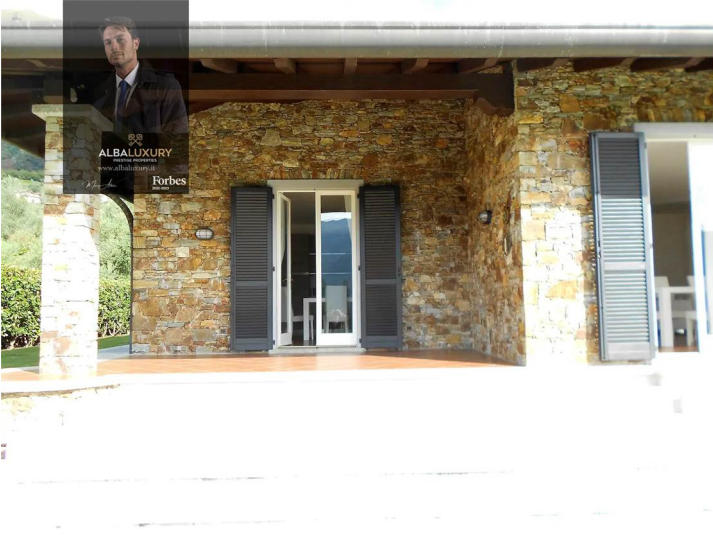


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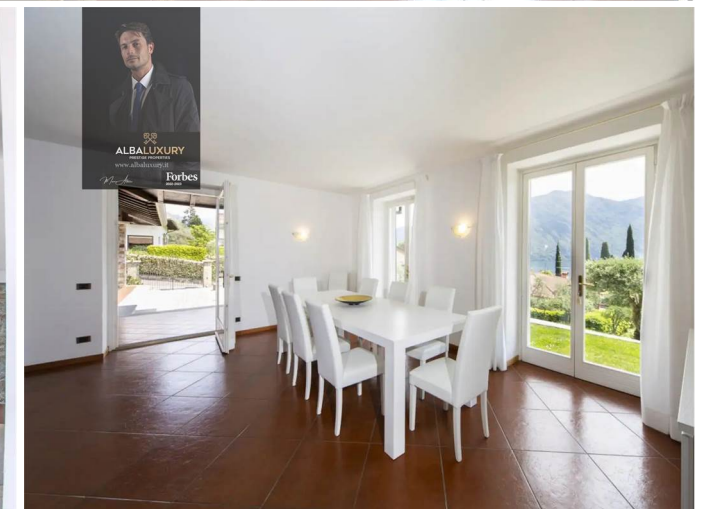
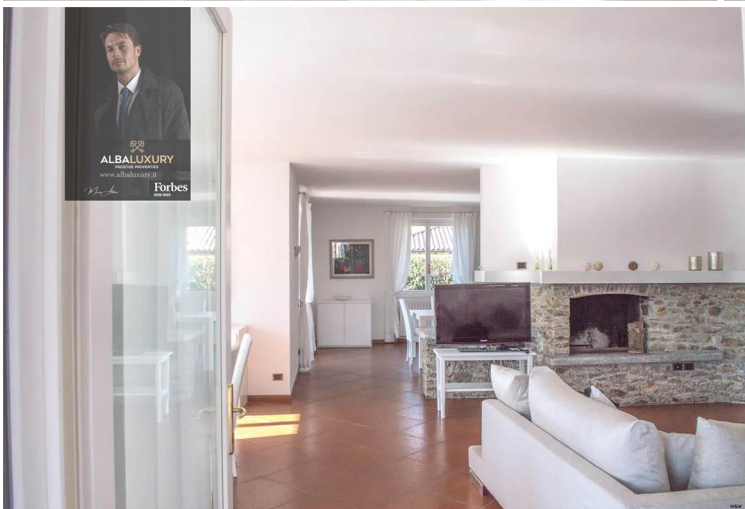
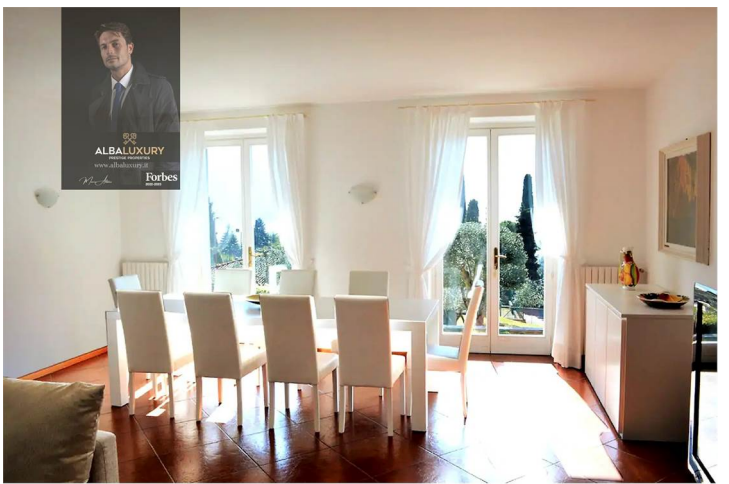
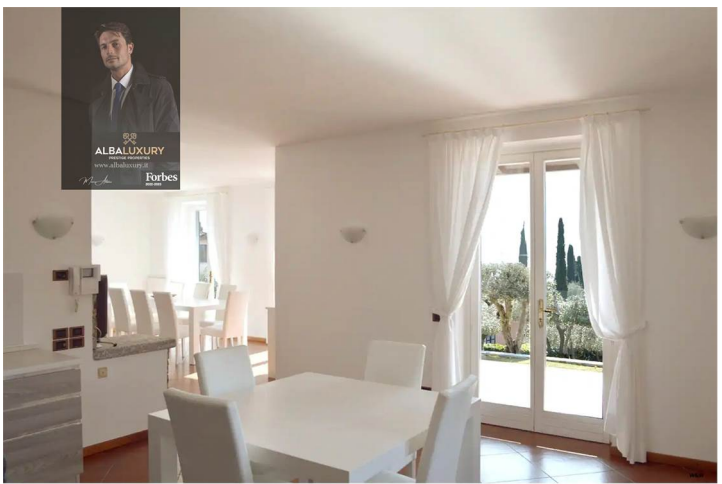


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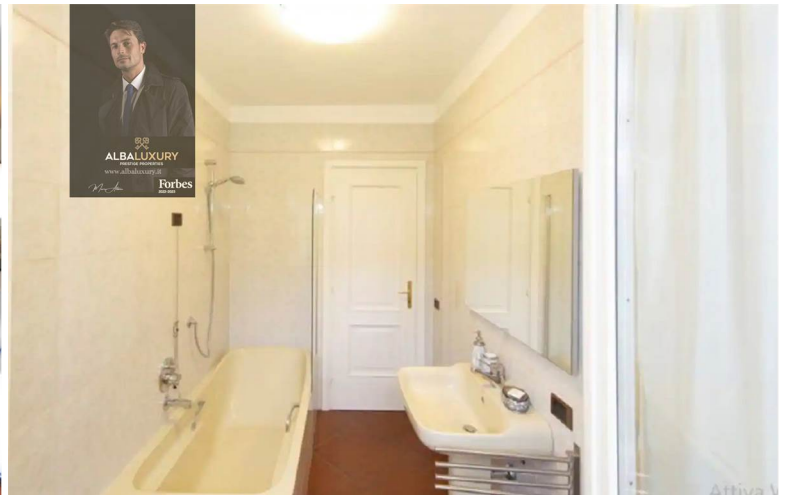
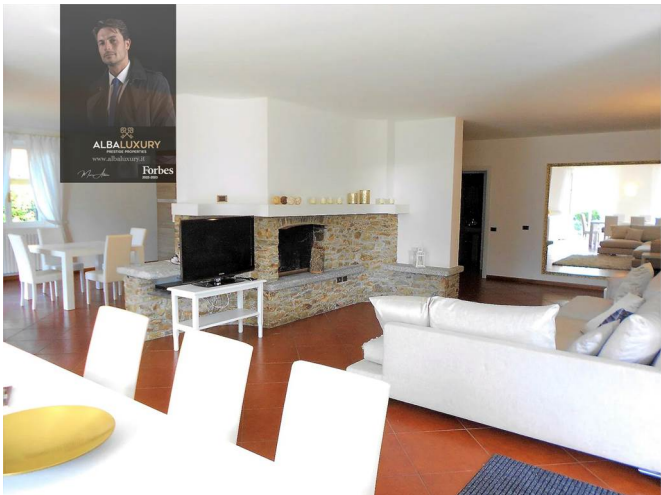
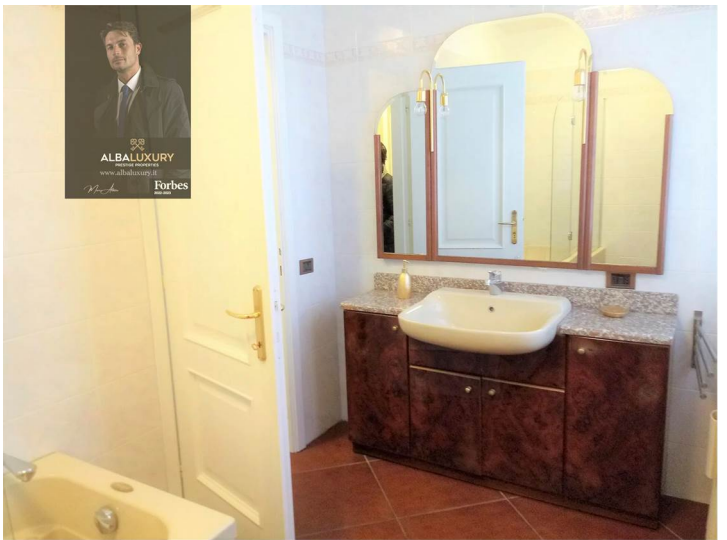
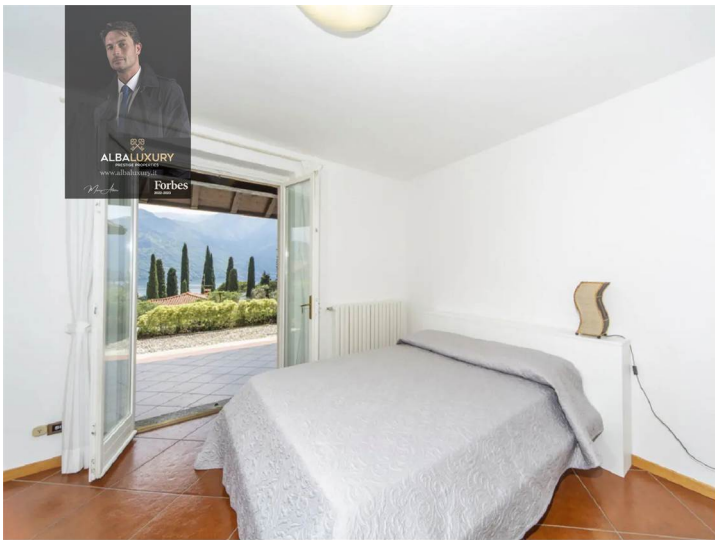


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### PIANO TERRA FIRST FLOOR



### PIANO INTERRATO

