



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

This beautiful luxury villa for sale in Tremezzo in Griante, on Lake Como, is a recently built independent property that perfectly embodies the quiet and sophisticated lifestyle typical of the area. Located in a privileged position with breathtaking views of the lake, the house offers privacy and a relaxing atmosphere to those seeking a unique living experience in one of the most coveted areas of Northern Italy.

The villa, spread over three floors and accessible via a spacious paved driveway leading to the entrance and the basement garage, offers approximately 400 square meters of living space. Its large panoramic windows and the original layout of the interior spaces, enhanced with the most modern comforts, make it an oasis of elegance and comfort.

The exposed stone walls add a touch of charm to the bright cellar, while sliding doors lead to the spacious terrace and the large private garden with an infinity pool, ideal for convivial moments and outdoor relaxation.

Inside, a refined loft overlooks the living area and dining room, while the modern kitchen with integrated appliances and the breakfast bar area open onto the garden. The sleeping area offers two double bedrooms and four twin bedrooms, all furnished in boutique style and equipped with luxurious, finely appointed bathrooms.

The master bedroom, with an exclusive view of Bellagio and its surroundings, is particularly striking and offers a modern private bathroom with a whirlpool tub and beautiful black ceramic finishes. Additionally, an extra twin bedroom on the loft and a bedroom with two single beds in the attic complete the spaces, offering versatility and comfort to its guests.

#### INFORMATION

Ref.	Lago di Como 3
Type	Sale
Category	Villa
Price	4,400,000.00
Annual Expense	
Year	
Energetic Class	A

#### NUMBER

Rooms	7
Bedrooms	5
Bathrooms	4
Balconies + Terraces	
Floor	
Car Space	
Box	

#### SQUARE METERS

Commercial	508
Garden	1000
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



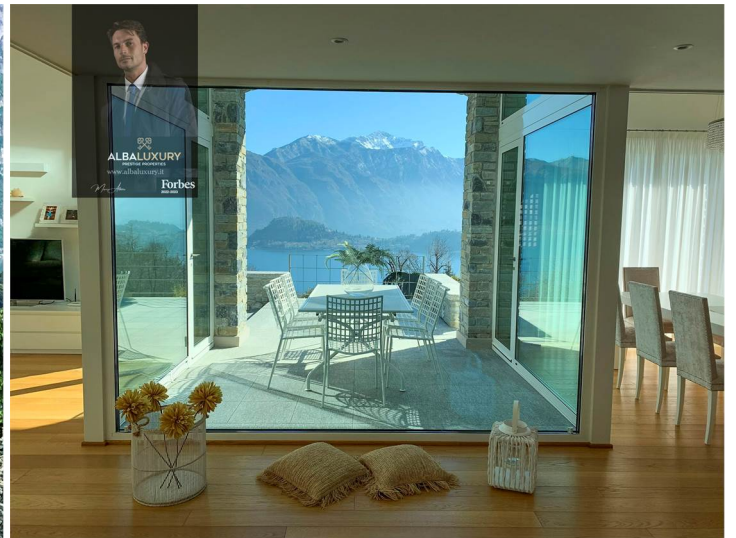
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Garden	Private	Furniture	Possibility	Type living	Living room
Kitchen	Eat-In Kitchen	Heating	Independent	Heating Type	Boiler
Type of heating system	Radiator heating	Energy source	Gas	Hot Water	Independent
Cooling	Split	Fixtures	Wooden double glazed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

## ACCESSORIES

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

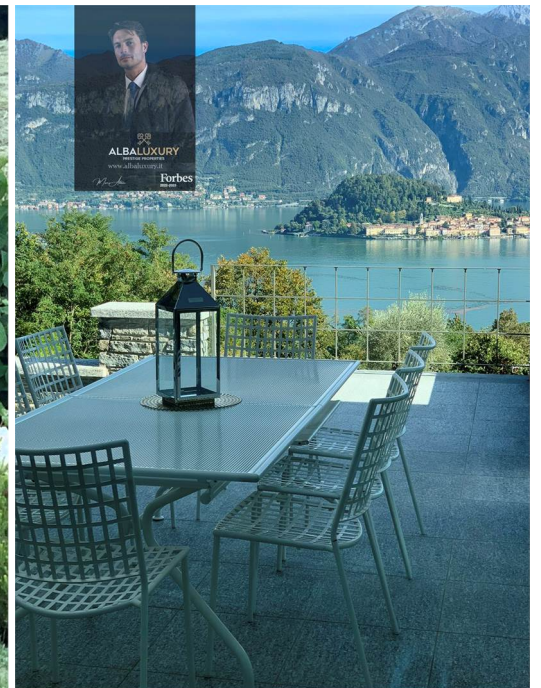
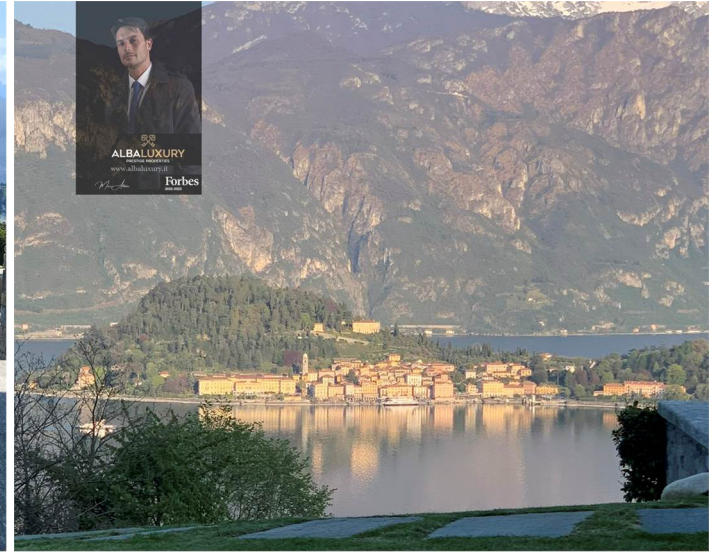
## IMAGES







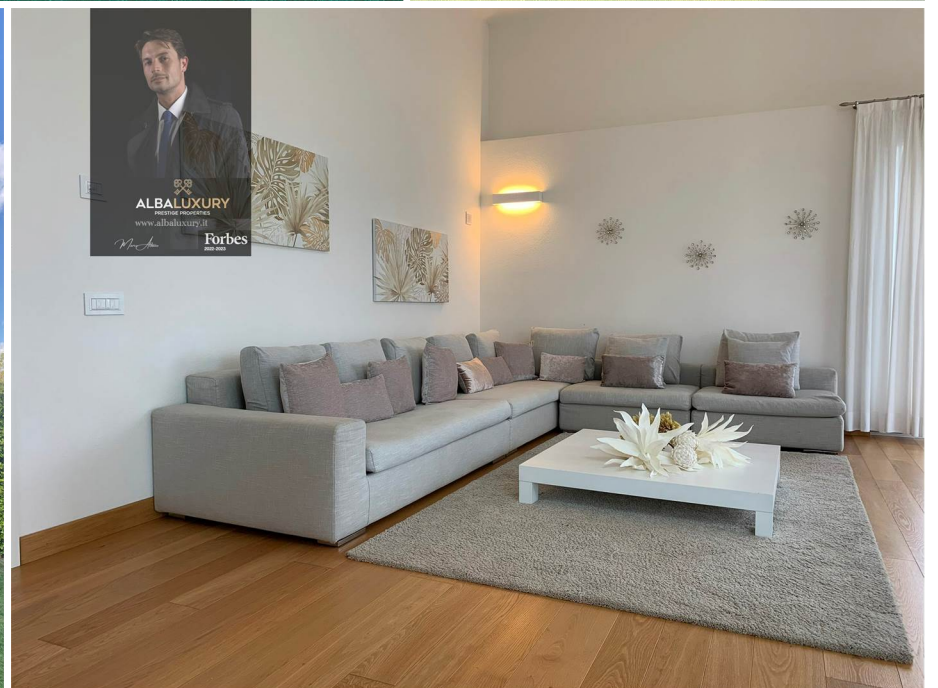
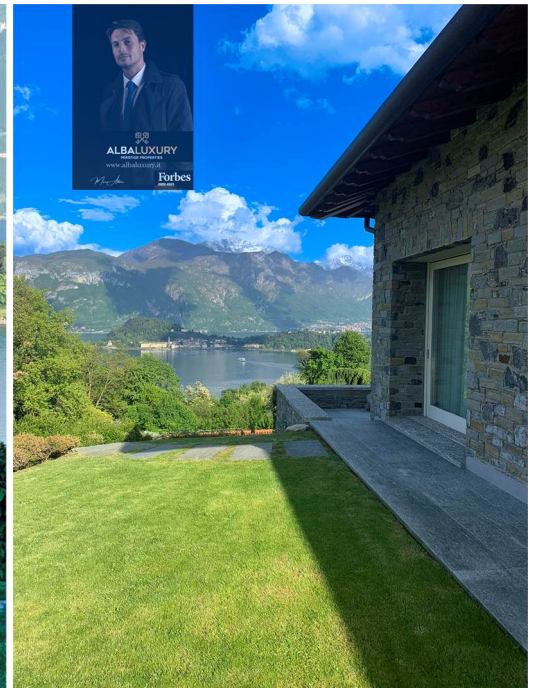
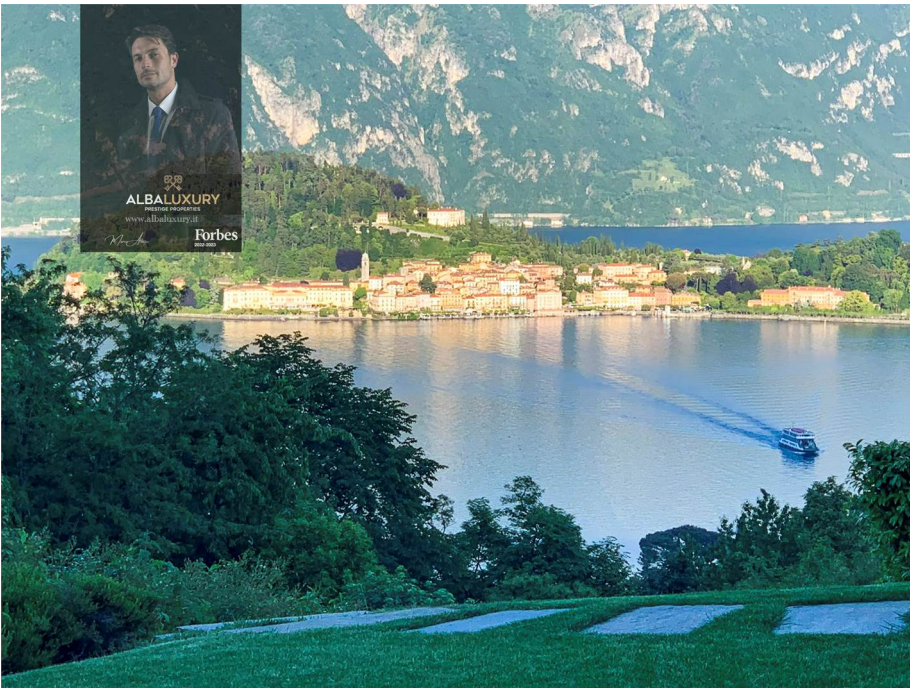
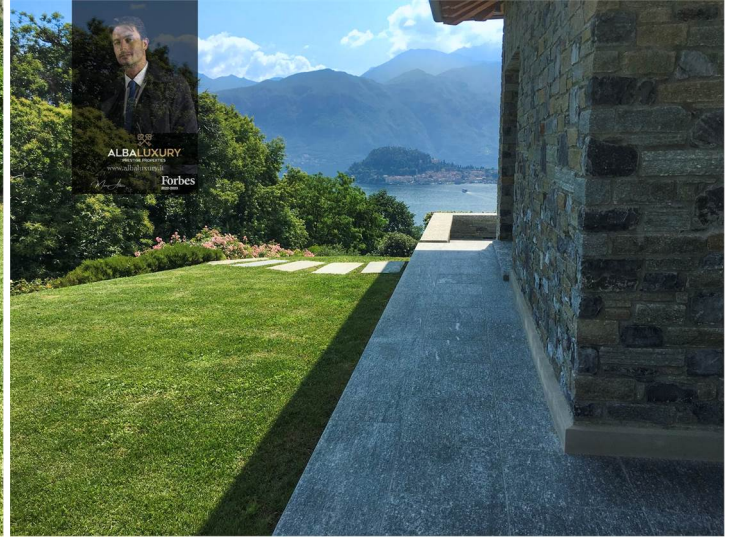
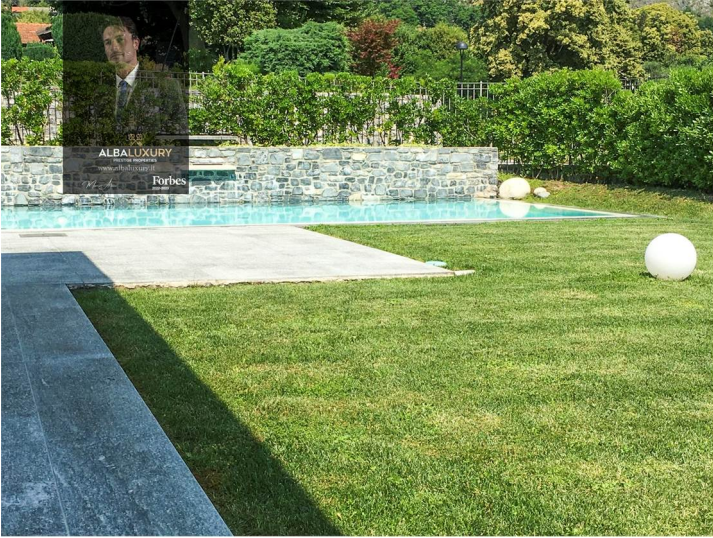
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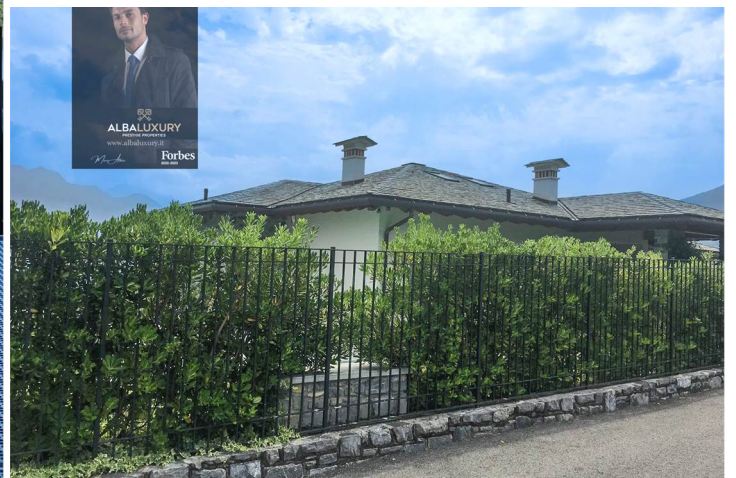
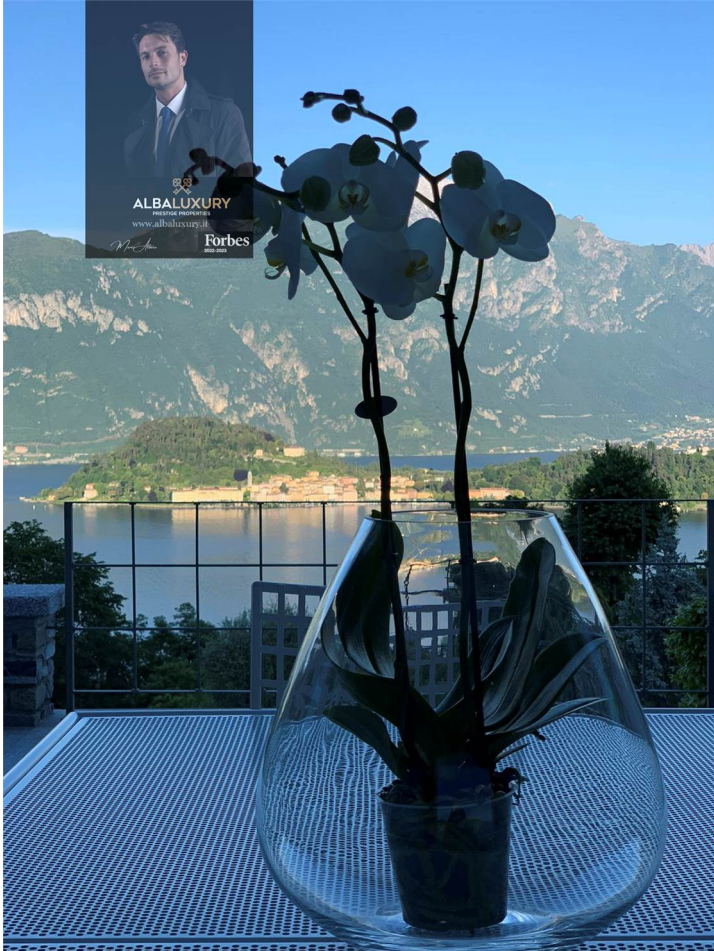
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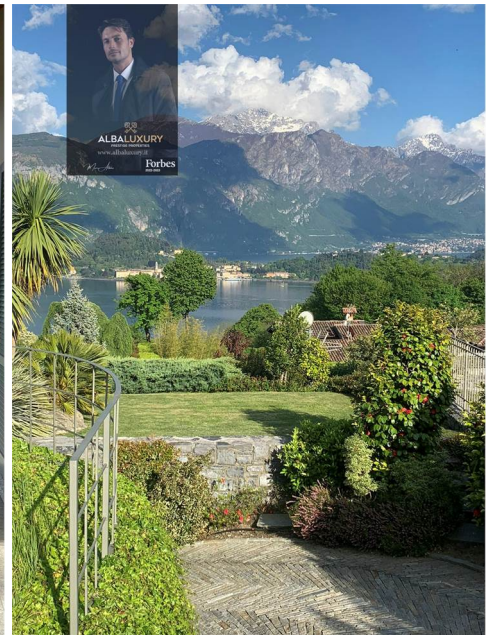
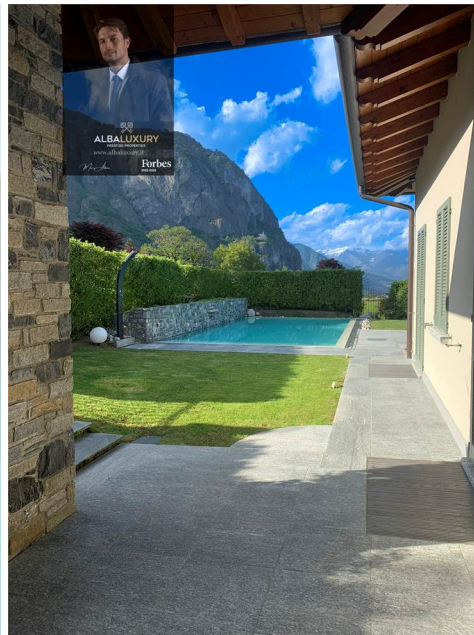
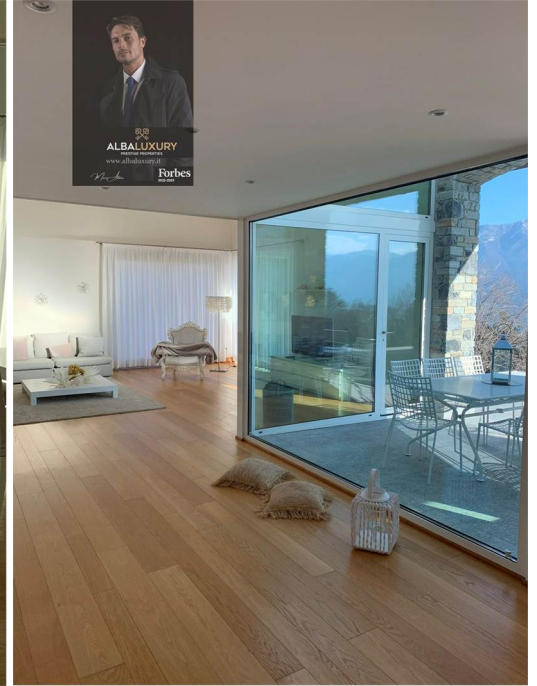
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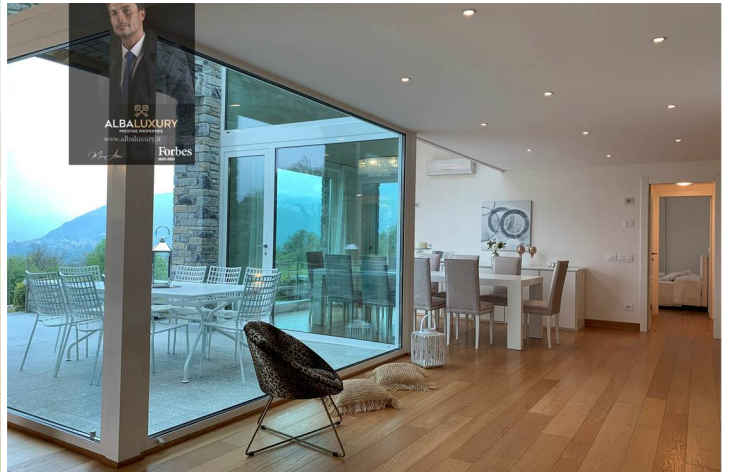
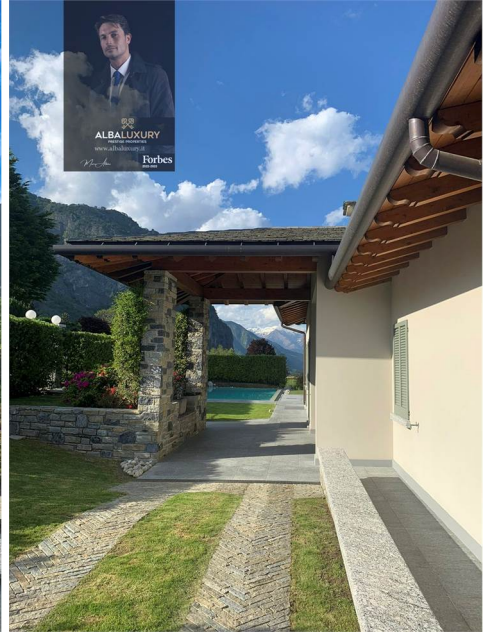
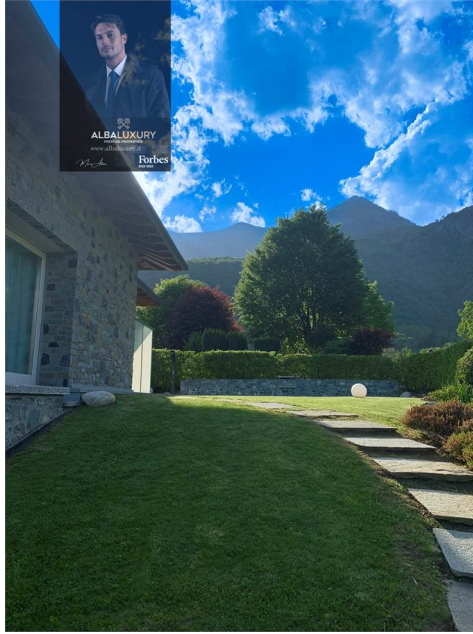
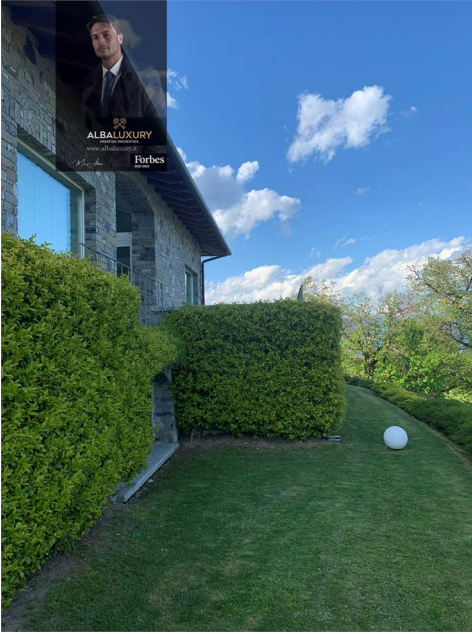
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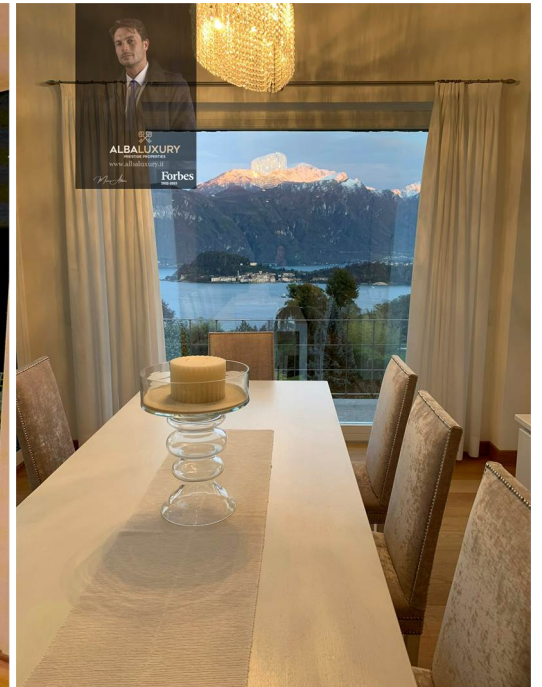
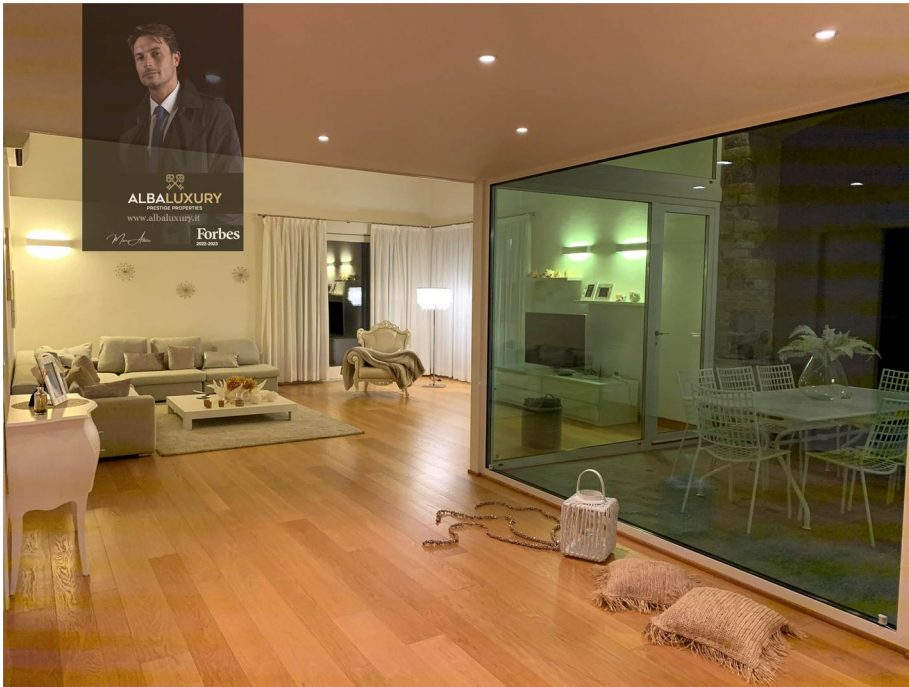
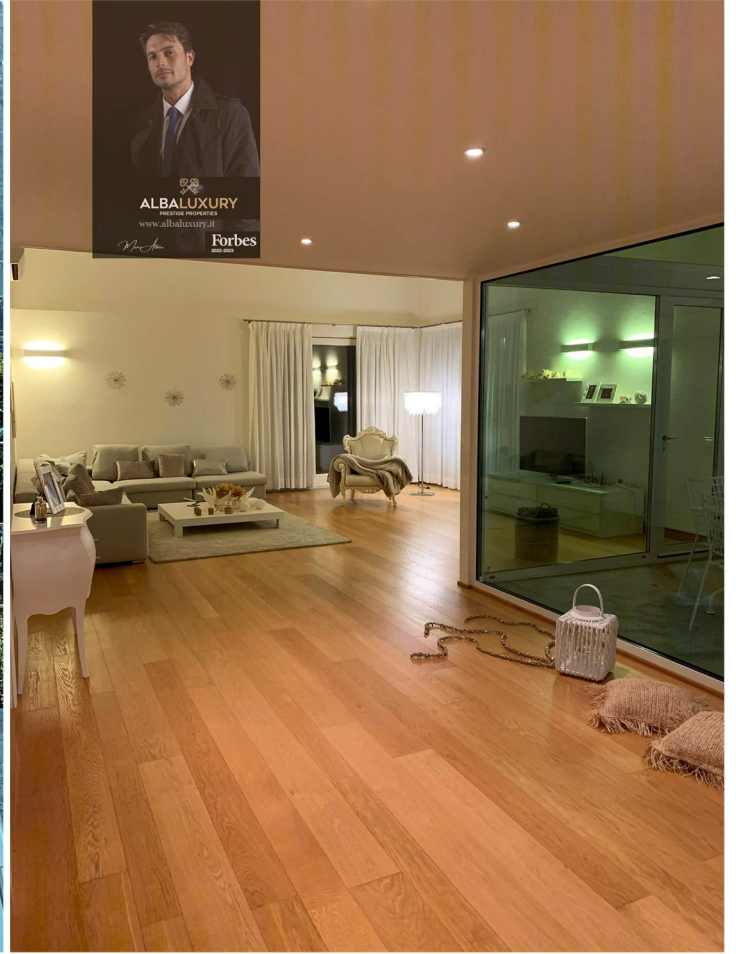
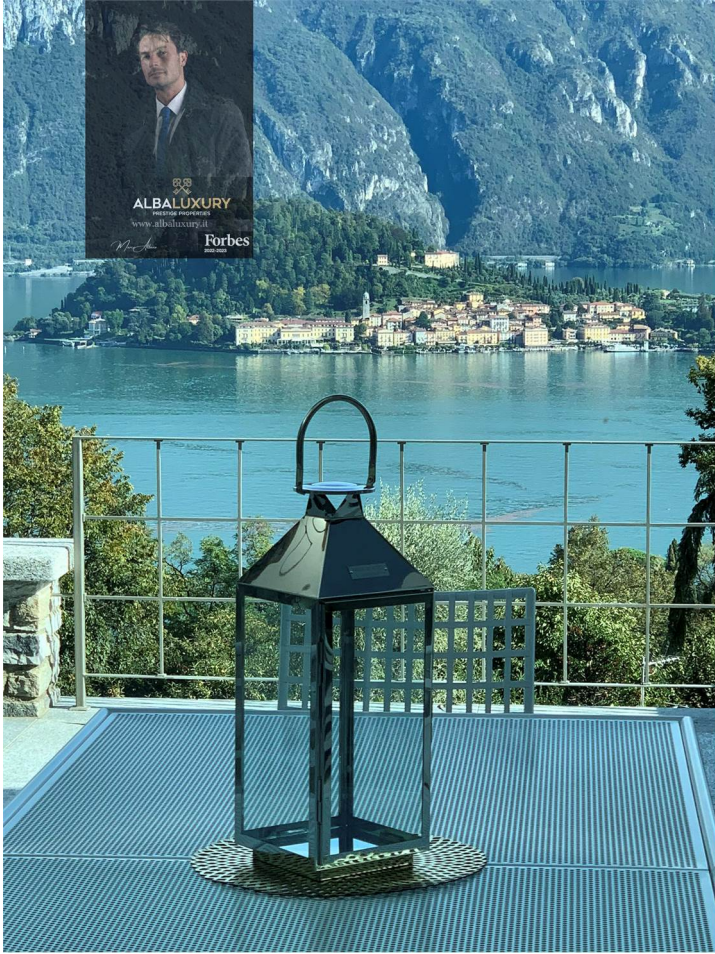
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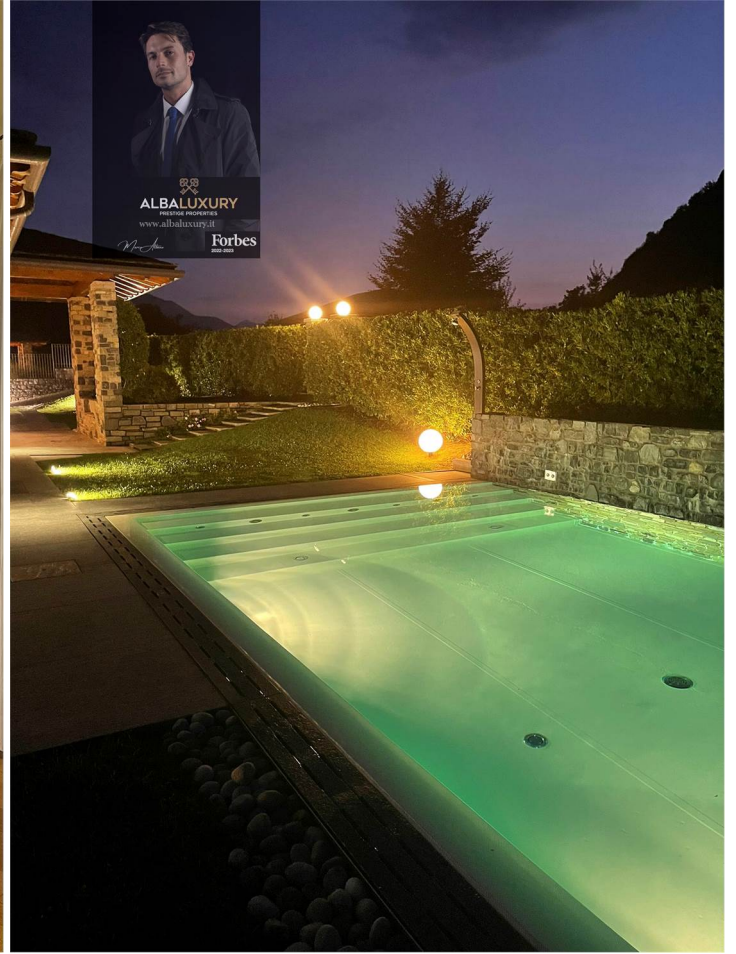
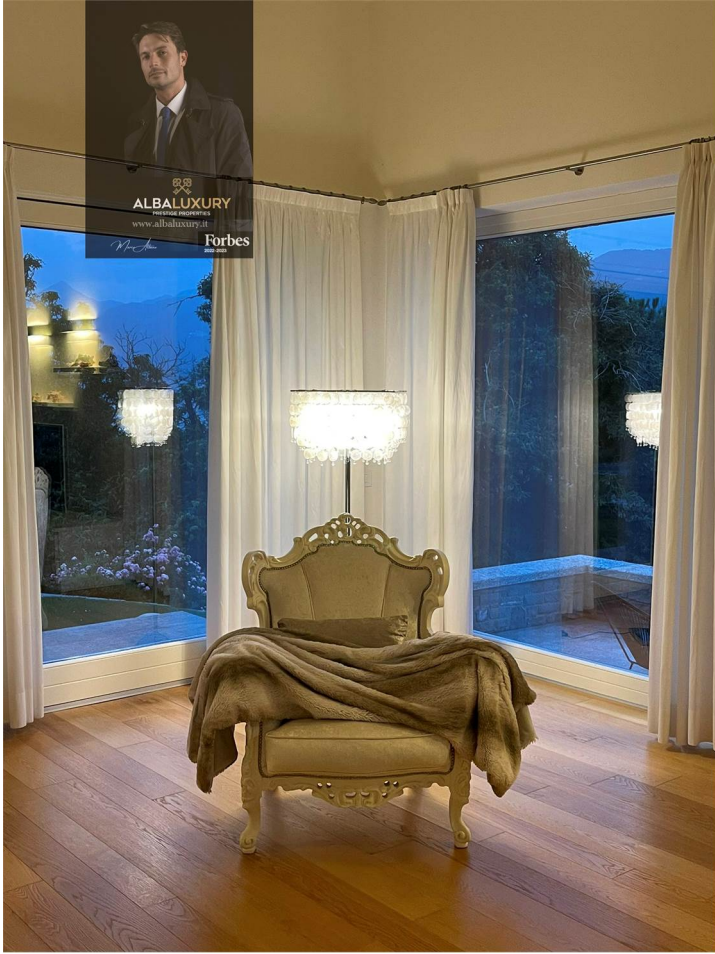
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