

Alba Home Sirmione srl Piazza Unità D'Italia 4 25019 Sirmione (BS) Tel 0309905560 - Cel 3246952832 buyer@albahome.it www.albaluxury.it



Villa Sale in Faggeto Lario (CO) Via alle Rive 27

Splendid Villa With Dock On Lake Como

Located in one of the most charming locations in the province of Como, this splendid luxury villa for sale enjoys a privileged lakefront position with a private dock. The historic residence, dating back to the early 20th century, has been recently restored with great attention to detail, covering a total area of 700 sqm and including a charming guesthouse. Surrounded by a 3000 sqm garden, the property, directly on the shores of the lake, features a dock and a private pier for boat docking, as well as a magnificent terrace overlooking Lake Como.

The main villa, approximately 600 sqm and spread over three levels, offers 5 bedrooms, a room in the turret, and 4 bathrooms. The renovation aimed to preserve the warmth and original style of the house, with elegant and sober furnishings that create a perfect balance between sophistication and comfort.

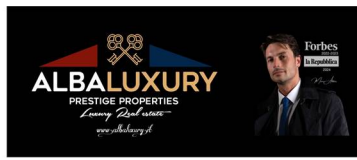
The entrance opens onto a hallway with a staircase leading to the upper floors. On the ground floor, a tastefully furnished large living room is located on the right, while on the left, a spacious dining room with an antique fireplace. From the dining room hallway, there is access to a guest bathroom and a large modern kitchen with a majestic historic fireplace. The veranda room, with large French windows, offers a bright environment and direct access to the garden. An enchanting winter garden connects the main villa to the guesthouse.

The first floor houses the sleeping area, with 3 large bedrooms, 2 bathrooms, and a small terrace with lake views, perfect for moments of relaxation. On the second floor, there is a master bedroom, a single bedroom, and a charming room in the turret, which can be used as a study or additional bedroom, as well as a large bathroom with a bathtub and an attic storage room.

The guesthouse, also recently renovated and connected to the main villa through a winter garden, is spread over two floors. On the ground floor, the entrance leads to a kitchen, a living room, and a bathroom. Upstairs, there are two bedrooms and a second bathroom, perfect for guests or staff.

The property is surrounded by a well-kept and planted park of about 3000 sqm, which includes a characteristic central fountain and ends directly on the shores of Lake Como. At the end of the lush garden, you can enjoy an exclusive view from a beautiful terrace overlooking the lake, which also offers a covered glass veranda. This magnificent historic residence also includes a 90 sqm dock with a pier, allowing the docking and storage of 3-4 boats, offering direct access to the villa via the lake. The extraordinary 180° panoramic view of Lake Como is stunning, and the lakefront location enhances the prestige of the residence. The property also includes a wine cellar and parking spaces for 6-7 vehicles.

This charming waterfront historic villa offers all the comforts, privacy, and relaxing atmosphere ideal for a dream home on Lake Como. The exclusive historic residence with a private dock represents a unique opportunity for those seeking a luxurious home with all modern comforts, immersed in a natural setting of rare beauty. Perfect for enjoying the charm and tranquility of Lake Como, this villa is a prestigious investment and an ideal retreat.



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INFORMATION

Ref.	Lago di Como
Type	Sale
Category	Villa
Price	Reserved
Annual Expense	
Year	
Energetic Class	D 98.21

NUMBER

Rooms	10
Bedrooms	7
Bathrooms	6
Balconies + Terraces	
Floor	
Car Space	
Box	

SQUARE METERS

Commercial	700
Garden	3000
Cellar	
Balconies + Terraces	
Attic	
Tavern	
Box	

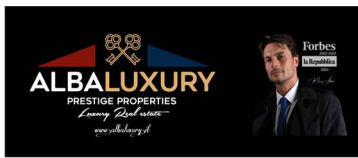
FEATURES

Property Conditions	Perfect Conditions	Rank	Elegant	Position	Lake
View	Lake View	Orientation	North West South East	Free Sides	4
Garden	Private	Furniture	Furnished	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	PVC double glazed	Doors	Excellent
Blind	PVC Blinds	Floors Living Room	Ceramic	Floors Bedrooms	Ceramic
Floors Kitchen	Ceramic	Floors Bathroom	Ceramic	Access for disabled	No

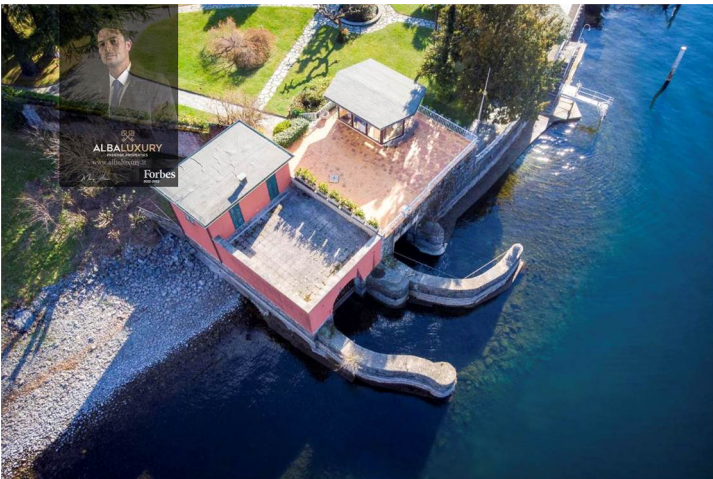
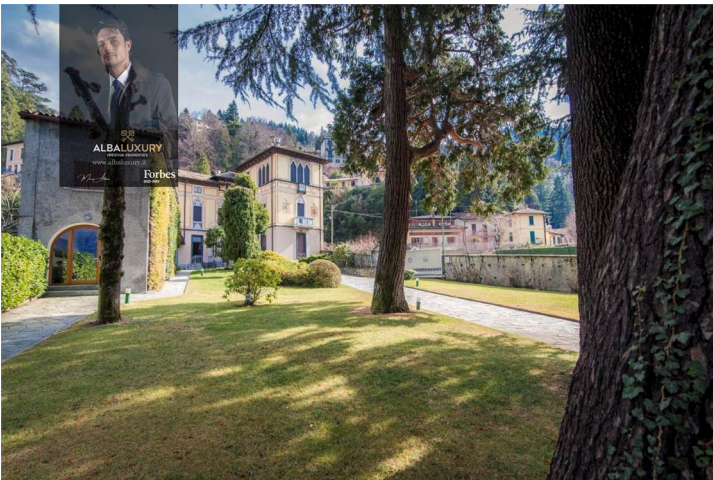
ACCESSORIES

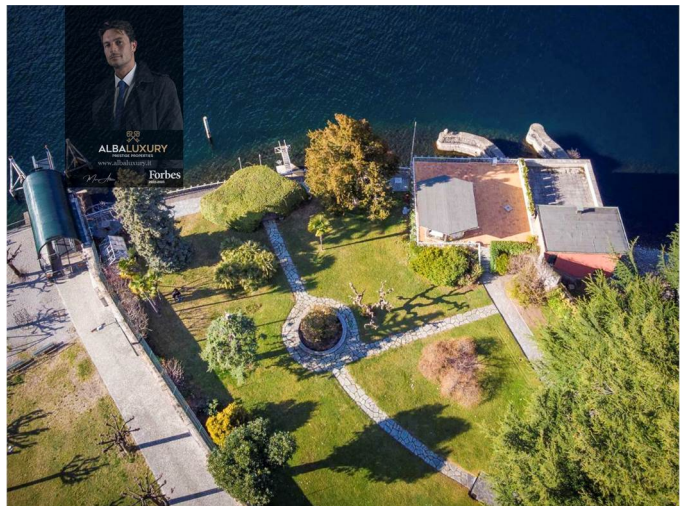
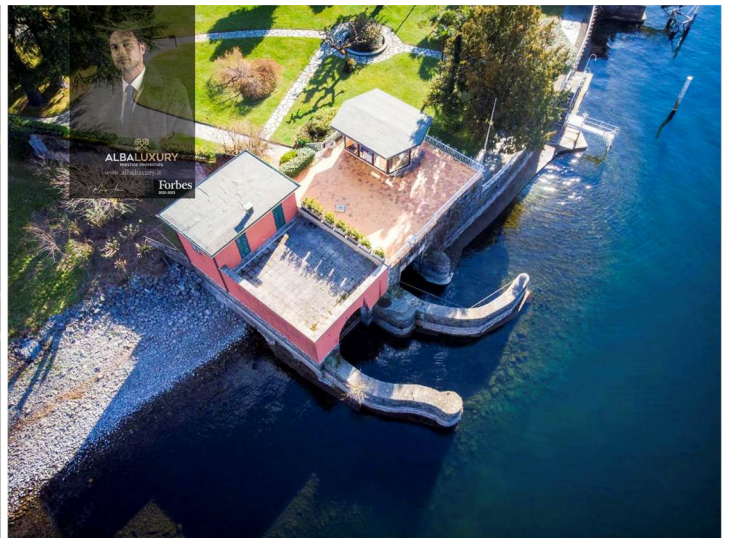
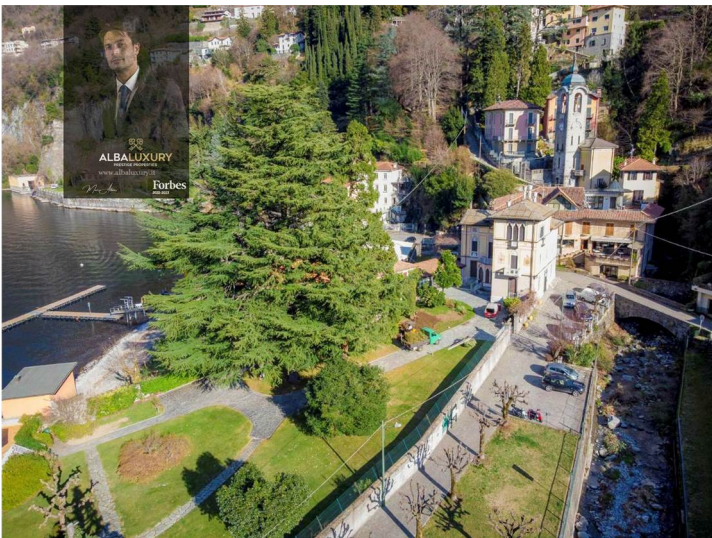
Antitheft	Air conditioning	Fireplace	Chimney flue	Safe
Electric gate	Swimming pool	Data network	Storage room	

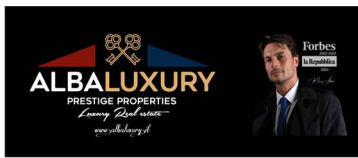
IMAGES



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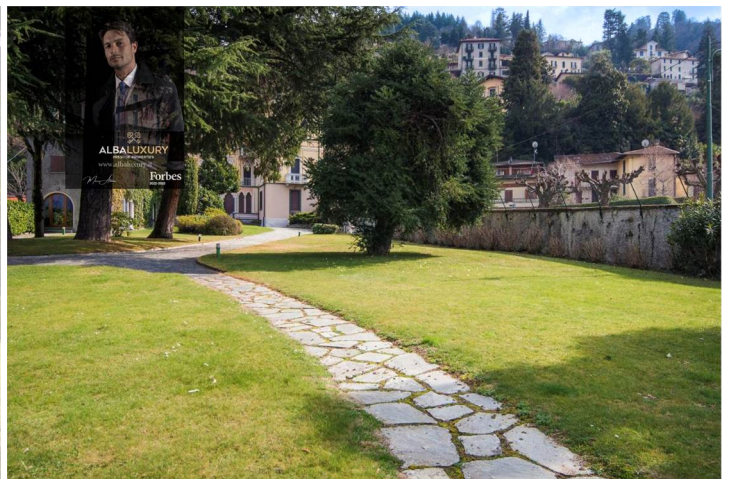
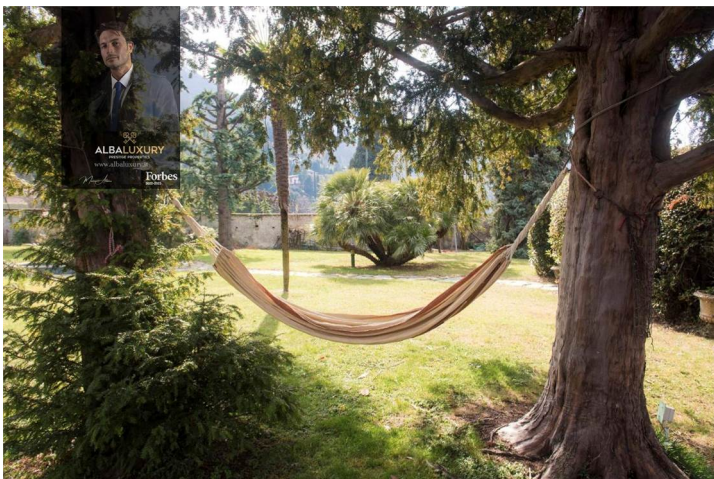
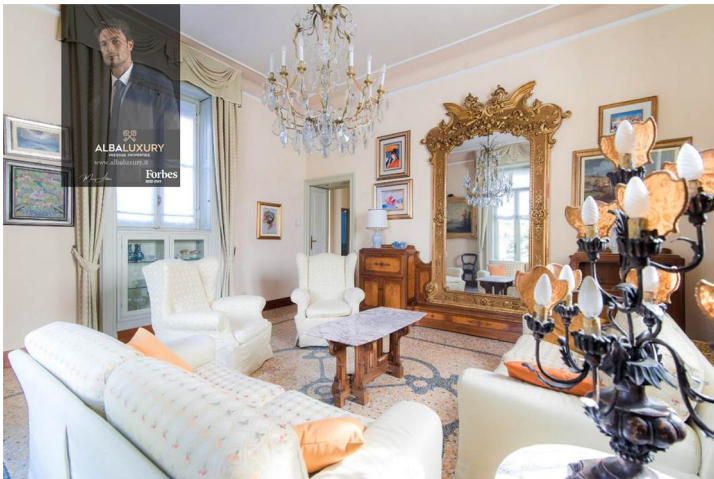
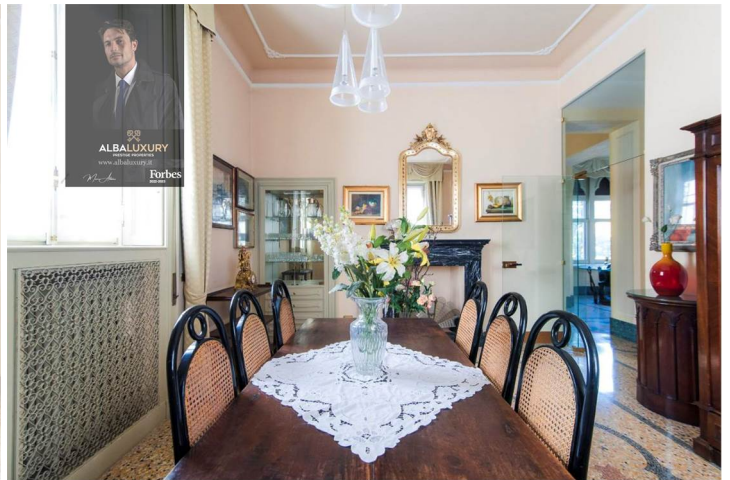
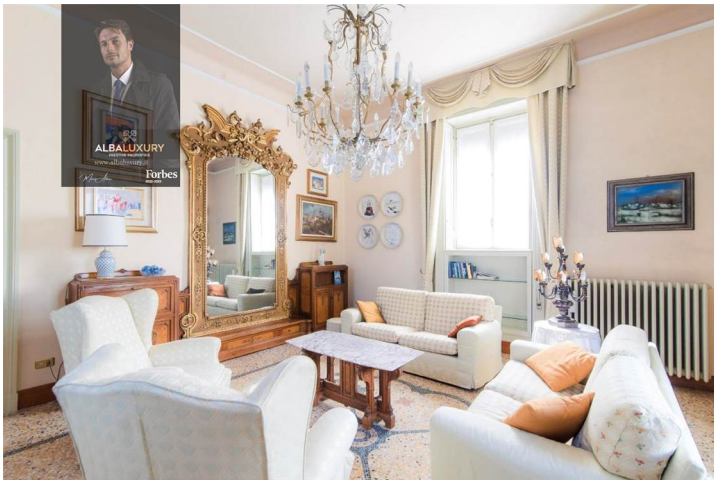
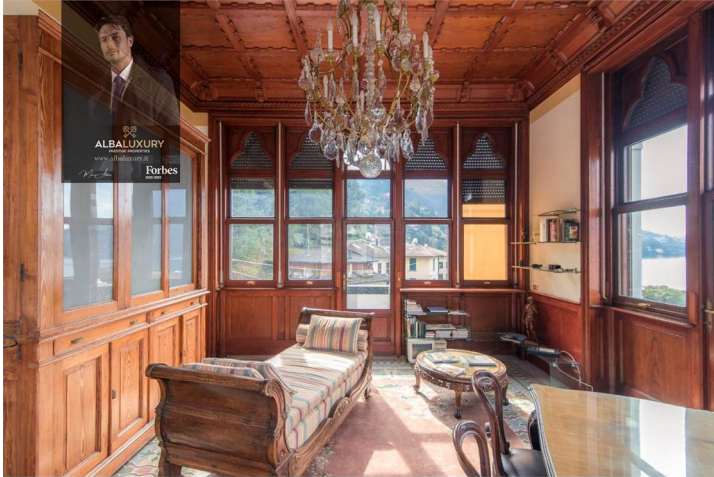




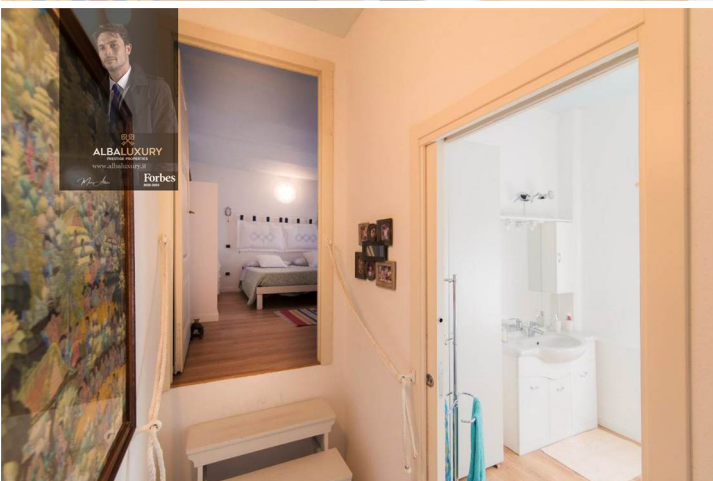
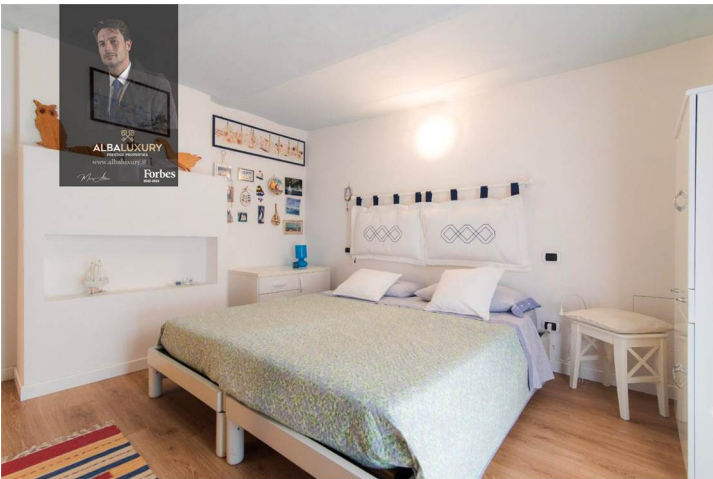


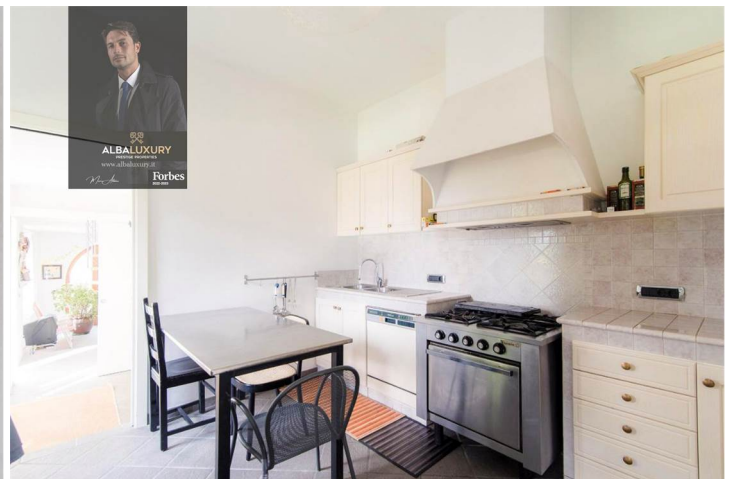
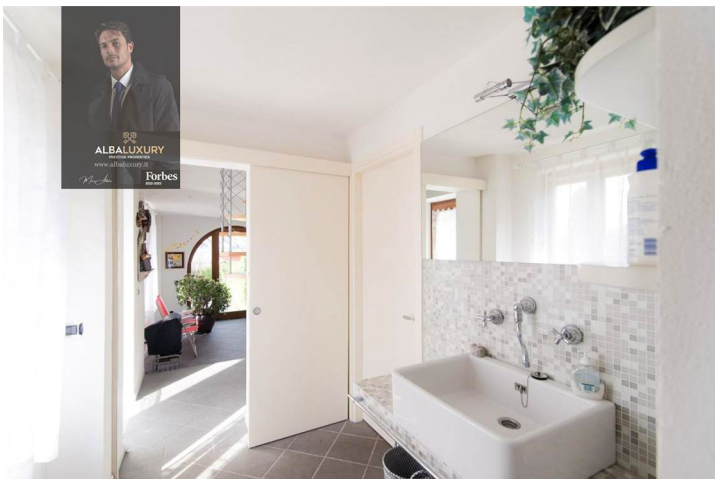
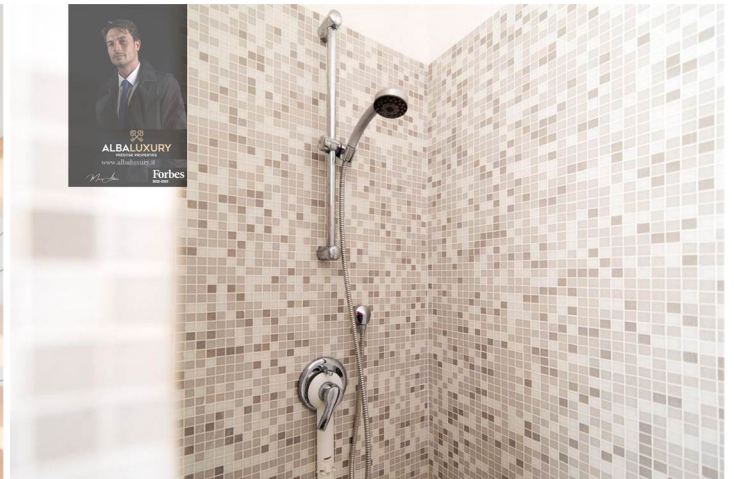
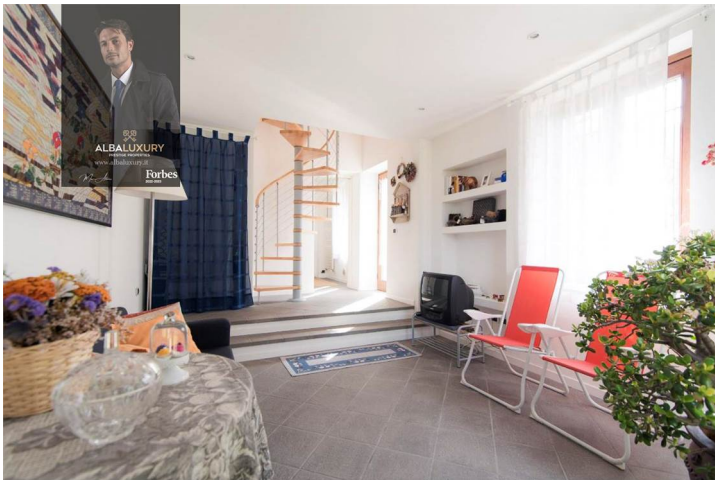
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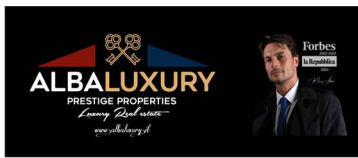




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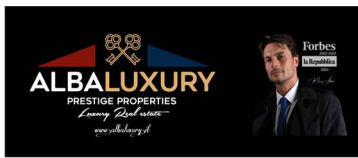




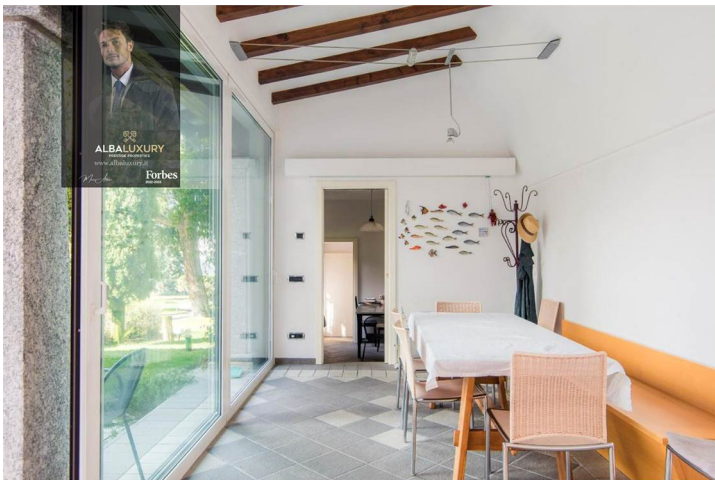
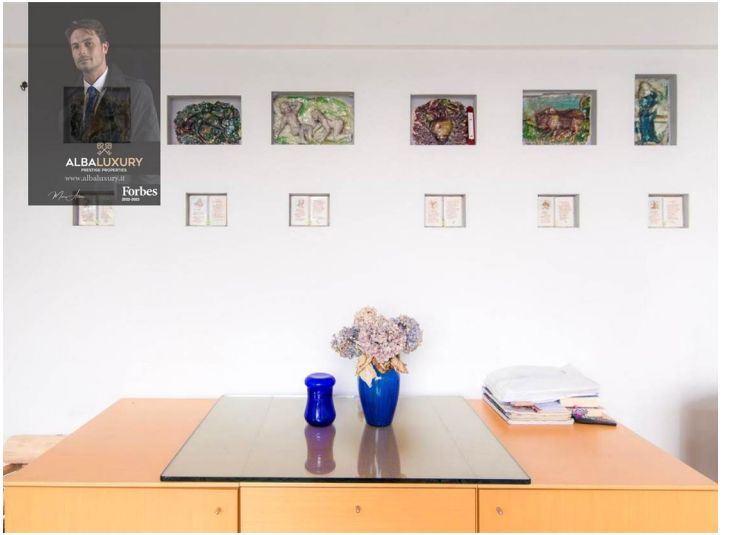
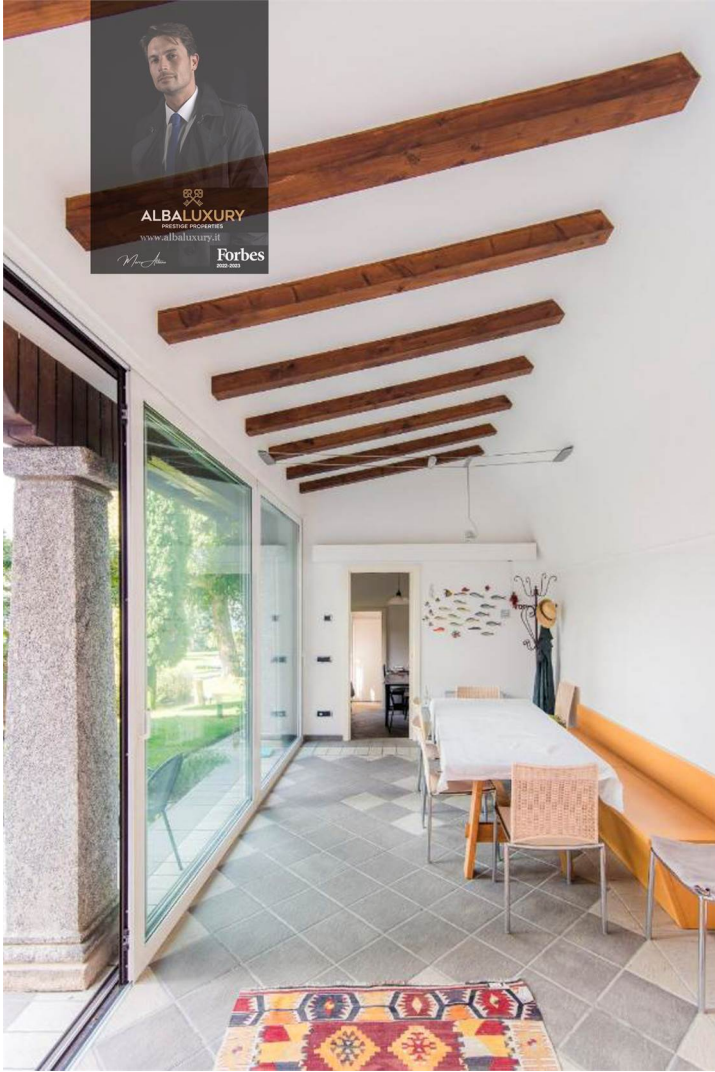


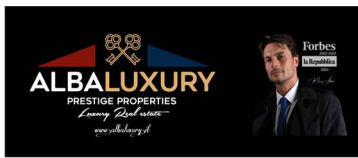
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