San Fermo Della Battaglia – Como (CO)

Single-family villa surrounded by greenery in hilly area with panoramic views

Property ID: IT262942812



PURCHASE PRICE: 1.750.000 EUR • ROOMS: 19

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At a glance

Property ID	IT262942812
Rooms	19
Bedrooms	8
Bathrooms	7
Year of construction	1974

Purchase Price	1.750.000 EUR
House	Single-family house / Detached house
Total Space	ca. 950 m²
Equipment	Terrace, Swimming pool, Sauna, Fireplace

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Energy Data

Energy Source	Light natural gas
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	296.28 kWh/m²a
Energy efficiency class	G
Year of construction according to energy certificate	1974

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The property





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The property

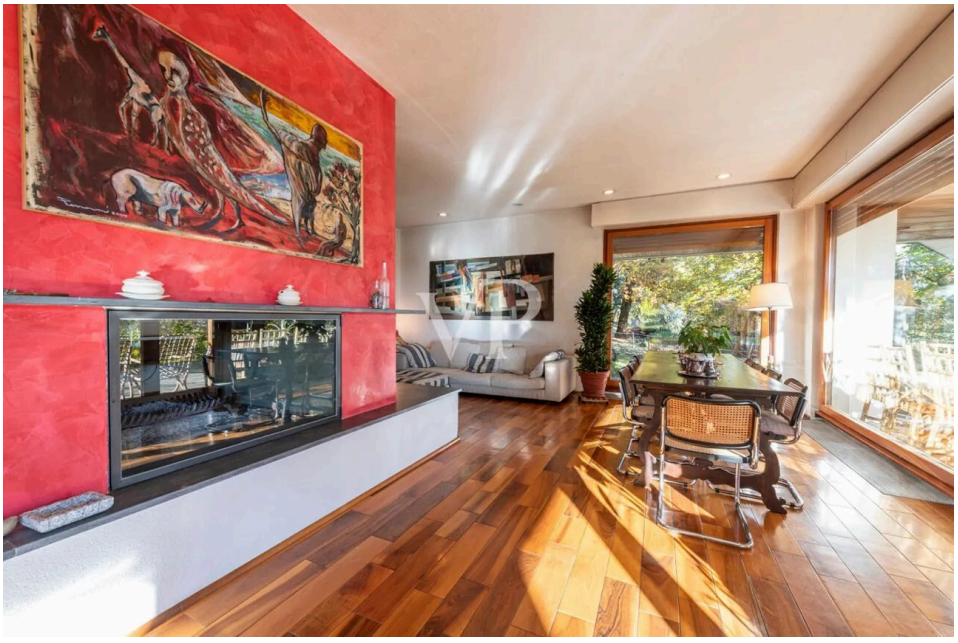




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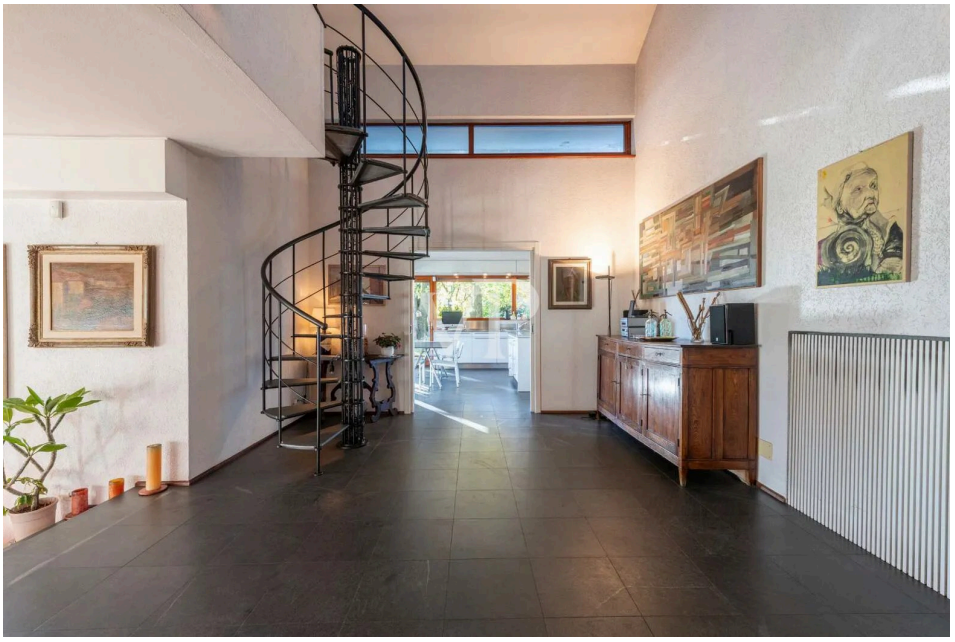
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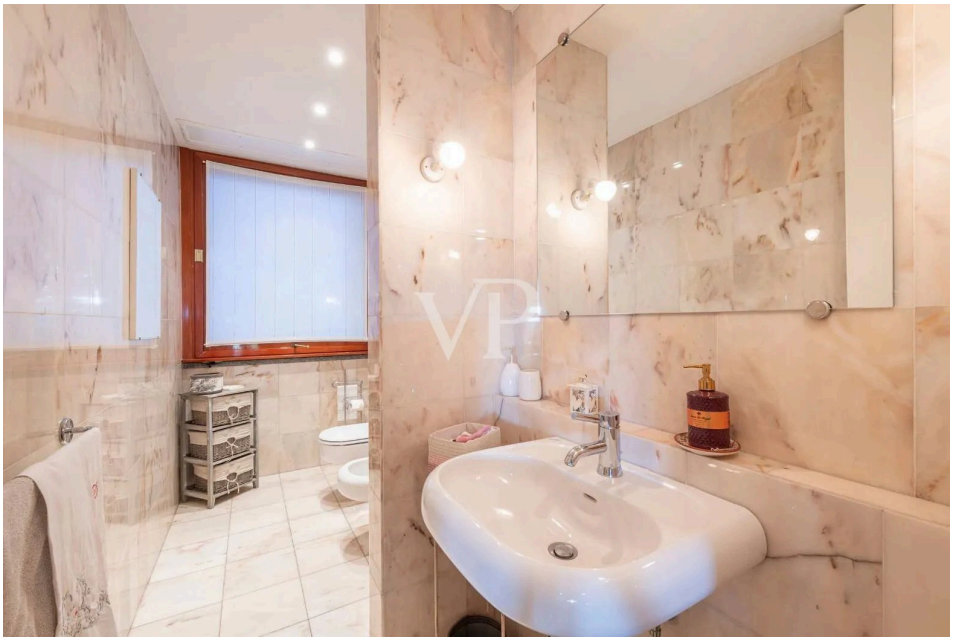
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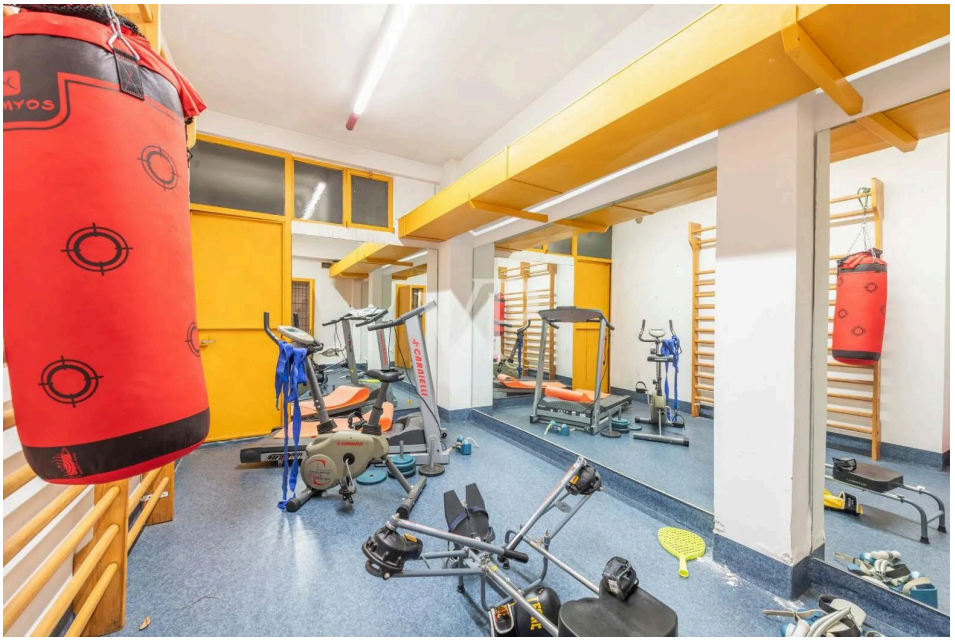




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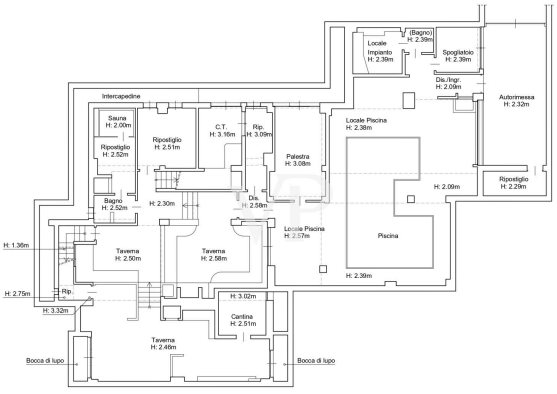
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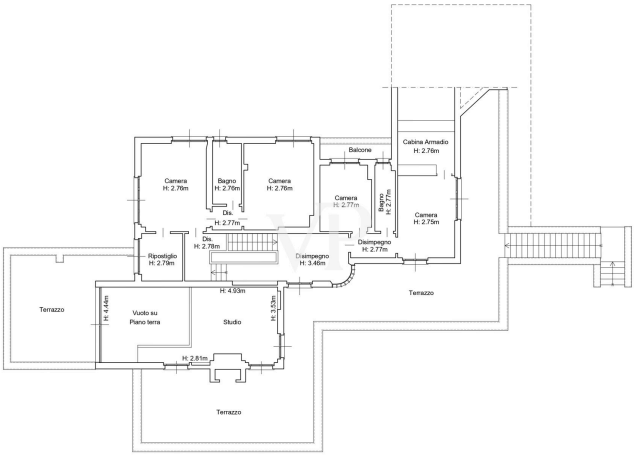


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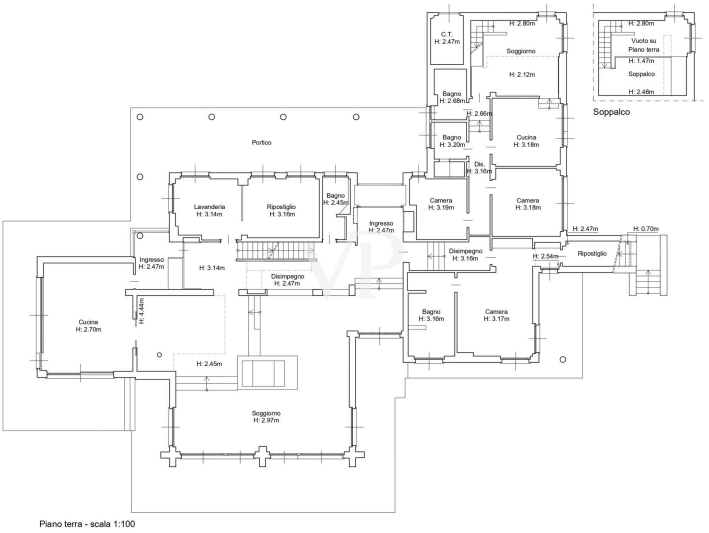
Floor plans



Piano interrato - scala 1:100



Piano primo - scala 1:100



Piano terra - scala 1:100

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

San Fermo della Battaglia: in a reserved and prestigious area we propose a single villa of 950 sqm with a garden of 4,500 sqm enhanced by various types of ornamental plants and tall trees and fruit trees, located in a hilly and panoramic position with wonderful unique and spectacular views, various relaxation areas, barbecue area with granite table and beautiful gazebo, possible possibility to build an outdoor swimming pool.
The main feature of the villa is the spacious, bright and well-distributed interior spaces on two living floors and a basement.
The Ground Floor is surrounded by 188 sqm porches, the main entrance leads into a large open space living room with dining area, relaxation area, double-sided fireplace, eat-in kitchen with large windows overlooking the garden, the guest bathroom, laundry room, pantry, master bedroom with en suite bathroom.
From the living room via a convenient staircase you go up into the spacious and bright loft currently used as a studio, ideal for those who need to have to work from home, also on the ground floor, but with a separate entrance, there is an independent living unit consisting of living room, eat-in kitchen with direct access to the garden, loft study area, two bedrooms and two bathrooms, ideal for relatives, service staff or to host friends.
On the first floor, we find the sleeping area with four bedrooms the two bathrooms the walk-in closet a study room, the large terrace also accessible directly from the garden.
The basement, houses a large and cozy tavern with living area and fireplace, the music and cinema area, a large table for dinners with friends, a kitchen complete with grill and the wine cellar for wines. There is also a dedicated SPA area with an indoor pool, changing room, bathroom, sauna and fitness area, as well as various accessory rooms and garage with direct access to the villa.
Outside adjacent to the garden is a large double garage in addition to various parking spaces.
The property is located in a convenient and well served area, in the immediate vicinity you can find all services such as stores, bars, restaurants, pharmacies and the main hospital of Como, near the most 'prestigious Golf Clubs in the area, G.C. La Pinetina and G.C. di Villa d'Este for lovers of the sport, as well as the renowned International School of Fino Mornasco.
In 10 minutes you can reach the city of Como with its beautiful Lake, Cernobbio and the Swiss border, the Como Sud highway exit is only 1km away, the City of Milan and Malpensa International Airport can be reached in only 30 minutes.

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Details of amenities

Private garden 4,500 square meters
Indoor swimming pool
Locker room and Sauna
Gymnasium
Barbecue
Dependance
Fireplace
Gazebo
Laundry room
Tavern
Wine cellar
Cinema and music room
Terrace 134 sqm

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All about the location

The Villa is located in a convenient and well-serviced area, in the immediate vicinity you can find all services such as stores, bars, restaurants, pharmacies and the main hospital of Como, near the most prestigious Golf Clubs in the area, G.C. La Pinetina and G.C. di Villa d'Este for lovers of the sport, as well as the renowned International School of Fino Mornasco.
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Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

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