VIA DELLA SPIGA
MAURIZIA SERRA / WONDERFUL HOUSES

Villa lake view - Como



FEATURES:

Property type	**Residential, Villa**
Brokerage	**Sell**
Surface (sqm)	**587**
N. local	**pluri**
Bedrooms	**8**
Bathrooms	**7**
Garden	**7.000 sqm**
Balcony/Terrace	**yes**
Box	**yes**

DESCRIPTION:

Villa lake view - Como. Exclusive property of **extraordinary beauty in prestigious residential context in Como**. **Surrounded by a garden of about 7000 square meters**, this architectural jewel, designed by the renowned architect Mantegazza, stands out for its **unique details in stone and wood that blend in perfect harmony with the surrounding landscape of Lake Como**, offering an atmosphere of cozy intimacy. The property comprises a main villa of about 424 square meters, built in cottage style and an **elegant Dependance of about 164 square meters on four levels**, complete with large garage and a picturesque panoramic teahouse.
>The entire property is surrounded by a lush garden, embellished with age-old trees, fruit trees, a rosarium and a vegetable garden. **The park also has a panoramic mosaic swimming pool,** a hot tub and a play area. **Every corner of the garden and every window offers a breathtaking and ever-changing view of the legendary Lake Como**, the surrounding mountains and the historic villas on the opposite shore. The main villa was **completely renovated** in 2015, with maximum respect for the original details of the Mantegazza style. All facilities have been upgraded, from the renovation of the roof to the installation of new installations. The interior furniture, in a classic modern style, includes pieces from prestigious brands such as Longhi, Marchi Group and Officine Gullo. **Distinctly divided into day and night zones**. The living area includes an elegant entrance with wardrobe, a study, a courtesy bathroom, a gym, a kitchen, a dining room and a large living room with vaulted ceiling and an impressive antique fireplace.
>The sleeping area consists of three bedrooms, two bathrooms and a spacious master suite with walk-in closet and en-suite bathroom. **The Dependance is divided into three independent apartments**, two for guests and one for staff, each with kitchen, living room, bathroom and bedroom. Possibly with the possibility of an additional bedroom. In addition, the Annex includes a double garage, central heating and laundry. This magnificent property stands out for its balance between privacy and proximity to essential infrastructure - supermarkets, pharmacies, banks, schools, hospitals and parks. The centre of Como can be reached in 7 minutes by car, the motorway exit in 5 minutes, Malpensa Airport in 45 minutes and the border with Switzerland in 10 minutes. In the immediate vicinity are the famous parks of the villas Olmo and Erba, as well as the iconic hotel Villa D'Este. **Confidential negotiation**. APE not available, delivered on the spot.

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