



## Villa for Sale in Eupilio

### € 9.000.000 negotiable

### Ref. CBI135-2828-1581



**6.670 sq.m | Bathrooms: 6 | Bedrooms: 6 | Rooms: 10**

EXCLUSIVE VILLA FOR SALE IN EUPILIO (CO): A LUXURY OASIS ON THE HILLS OF LAKE COMO

Just minutes from the charming Bellagio and the shores of romantic Lake Como, lies the enchanting Tenuta di Eupilio: a luxury retreat nestled in a one-of-a-kind private park. This extraordinary property comprises a splendid manor house, a farmhouse with stables partly converted into an annex, and a series of exclusive amenities that include a panoramic swimming pool with hydromassage, a private tennis court, an amateur football pitch and even a heliport.

#### The Manor House

An architectural masterpiece of about 650 square meters, the villa is mainly developed on a single level, offering large spaces and a perfect harmony between interiors and exteriors. Situated in a dominant position, it boasts a rectangular plan with a central outdoor area ideal for outdoor dining in the cooler seasons. Each room offers direct access to the park, while the main entrance leads to a large living room with a TV area and an elegant fireplace.



The sleeping and living areas are well separated:

- Sleeping area: 2 large double bedrooms with en-suite bathroom (shower and bathtub) and a sumptuous master bedroom with walk-in wardrobe and private bathroom.
- Living area: a bright dining room, a modern and well-equipped kitchen, two double bedrooms with adjoining bathrooms (one with shower, the other with bathtub).

Dependance and Farmhouse

Situated on a lower terrace than the main villa, the farmhouse is spread over two levels:

- Ground floor: a welcoming living area with a central fireplace and an open kitchen that houses a table for 18 people, perfect for convivial dinners.
- Upper floor: 4 bedrooms (3 doubles and 1 twin) and 2 bathrooms (one with shower, the other with bathtub).

A Dream Park

The property extends over approximately 6 hectares of fenced parkland, featuring a perfect mix of English lawn, evergreen trees, orchards and a greenhouse. Among the most scenic details are a natural waterfall with a pond, a tree-lined driveway and a barbecue area with a wood-fired oven ideal for convivial moments.

Relaxation and Sports Area

- Panoramic Pool: With a surface area of 120 m2, the pool has an irregular shape and offers counter-current swimming, a hydromassage area and scenic lighting. The surrounding solarium is furnished with sun loungers, umbrellas and relaxation lounges.
- Sports Fields: A concrete tennis court with changing rooms and showers and an amateur football pitch enrich the estate experience.
- Heliport: For exclusive and private access.

An Iconic Property to Experience Luxury

Tenuta di Eupilio is much more than a villa: it is an oasis of peace and beauty, perfect for those seeking privacy, comfort and a life immersed in luxury. The strategic position, a stone's throw from the wonders of Lake Como, makes this estate unique and unrepeatable.

## Property Informations

**Address:** VIA PER ERBA, 45

**Zip Code:** 22030

**Bedrooms:** 6

**Bathrooms:** 6

**Rooms:** 10

**Internal condition:** Excellent

**---> data\_operazione <---:** 0000-00-00

**---> esclusiva <---:** 1

**:** 0000-00-00

**Floor:** Ground Floor

**Total floors:** 1

**Parking space:** Covered

**Date of construction:** 1980

**Current Status:** Available after the deed of sale

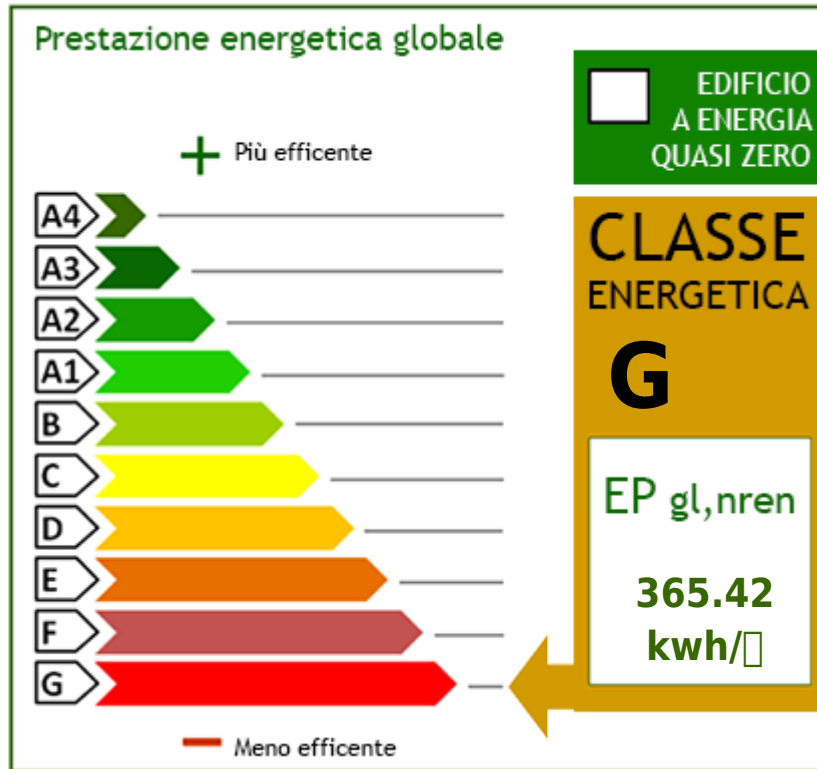
**Terrace:** Present

**Garden:** Private, 600 sq.m

**Sea distance:** 1.500 meter

**Kitchen:** Present

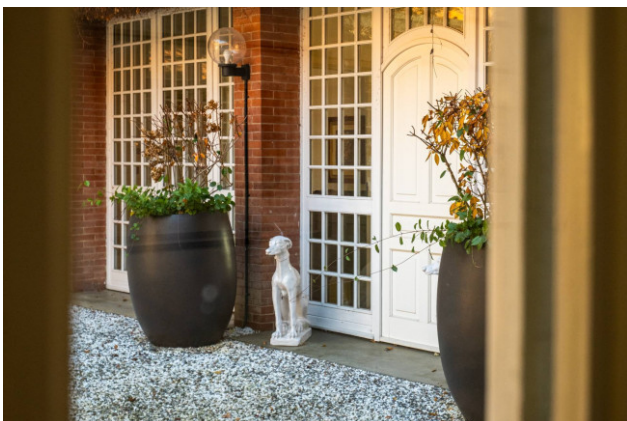
**Garage:** for four cars















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