



## Villa for Sale in Argegno € 6.000.000 negotiable Ref. CBI135-2837-1818



### 500 sq.m | Bathrooms: 7 | Bedrooms: 6 | Rooms: 6

Historic villa with lake view in Argegno In Argegno, one of the most charming villages on the western shore of Lake Como, there is this period villa from the early twentieth century, completely renovated in 2024 respecting the original style.

The property stands out for the quality of the materials used and for a functional and harmonious distribution of spaces.

Its strategic position allows easy access to the main tourist locations on the lake, while offering a quiet and private atmosphere.

Arranged on three levels, the villa offers large and bright rooms, with panoramic views of the lake.

An elegant waterfront patio creates a direct connection between inside and outside, enhancing the view and the livability of the spaces. Interior Spaces This property is designed to accommodate up to 12 people, with a dedicated area for service staff located nearby the villa.

The interior spaces are distributed in such a way as to offer comfort and privacy.

Ground floor: the triple living room overlooks the lakefront patio, creating a convivial area ideal for relaxation and socializing. The large and fully equipped kitchen is designed for practical and daily use. A service bathroom completes the floor. First floor: the sleeping area includes five bedrooms, all bright and with panoramic views. Second floor: two bedrooms and two bathrooms, as well as a storage room. Each room is equipped with an independent heating system with adjustable thermostat and air conditioning, ensuring maximum comfort in every season.

Outdoor spaces and services The villa is surrounded by an elegant garden, where centuries-old trees and ornamental plants create a private and relaxing environment.

The lakefront patio is designed to be a social area, perfect for outdoor dining and relaxing moments overlooking the water.

The triple-glazed and wooden frames, together with the PVC shutters and roller blinds, ensure thermal and acoustic insulation.



Security is guaranteed by an advanced anti-theft system and video intercom.

To complete the property, a convenient garage and external parking spaces, which offer convenience and ease of access.

Location and connections The centre of Argegno is full of restaurants, bars and shops, as well as a tourist port with direct connections to Como and other towns on the lake.

Travel is convenient both by land and by water: the coastal road allows you to quickly reach the most popular destinations, while boats offer a panoramic and relaxing alternative to explore the area.

Como can be reached in about 30 minutes by car, Milan in just over an hour.

Milan Malpensa Airport is approximately 50 minutes away, making both domestic and international travel easy.

## Certification

**Energy Class:** G

## Property Informations

**Address:** via Milano, 32

**Zip Code:** 22010

**Bedrooms:** 6

**Bathrooms:** 7

**Rooms:** 6

**Internal condition:** Excellent

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

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

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**Floor:** Mezzanine floor

**Total floors:** 3

**Date of construction:** 1920

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

**Balconies:** Present

**Terrace:** Present

**Garden:** Private

**Sea distance:** 20 meter

**Kitchen:** Eat-in kitchen

**Garage:** for two cars











