



## Villa for Sale in Villa Guardia

### € 1.550.000 negotiable

### Ref. CBI135-2937-2147



**410 sq.m | Bathrooms: 4 | Bedrooms: 5 | Rooms: 9**

Villa with heated pool in Villa Guardia (CO)

Contemporary elegance, maximum privacy, and technological comfort: this early 2000s residence is located in Villa Guardia, in a quiet, green area yet well-served by public transport. Its strategic location allows you to reach Como, Milan, Switzerland, and Malpensa Airport, all within about 30 minutes' drive.

#### Solution Description

The property is spread over two levels, plus a basement, and is composed as follows:

Ground floor: the dramatic entrance opens onto a spacious open-plan living room with a living and dining area, featuring ceilings over 5 meters high and a fireplace. The eat-in kitchen, with a central island, is directly connected to the living area. The hallway leads to two bedrooms (one double and one single), two bathrooms, and a room currently used as a study, easily convertible into a third double bedroom.



First floor: A mezzanine overlooking the living room leads to the second sleeping area: a single bedroom with bathroom and a master suite complete with a large walk-in closet, terrace, and ensuite bathroom with a whirlpool tub.

Basement: Utility rooms, cellar, laundry room and generously sized garage, suitable for three large cars.

**Finishes and systems**

High-quality materials and meticulous finishes throughout. State-of-the-art systems include underfloor heating in all rooms, with heated towel rails in the bathrooms. Radiators are installed in the basement. Video surveillance system, volumetric and perimeter alarms, and external anti-intrusion protection. Landscaped garden with perimeter lighting and an automated irrigation system.

**Outdoor spaces**

The garden, tastefully landscaped and screened by a tall hedge, ensures absolute privacy. At its center, a splendid heated swimming pool with a furnished solarium creates a true outdoor relaxation area.

**Distances and connections**

Como, center: ~8 km | Milan (Duomo): ~40 km | Swiss border - Chiasso: ~12 km | Lugano: ~30 km | Milan Malpensa Airport (T1): ~40 km | Milan Linate Airport: ~55 km

**Certification**

**Energy Class:** F

**Property Informations**

<b>Address:</b> via faverio, 26	<b>Bedrooms:</b> 5
<b>Bathrooms:</b> 4	<b>Rooms:</b> 9
<b>Internal condition:</b> Excellent	<b>---&gt; data_operazione &lt;---</b> : 0000-00-00
<b>---&gt; esclusiva &lt;---</b> : 1	: 0000-00-00
<b>Floor:</b> On two levels	<b>Total floors:</b> 2
<b>Parking space:</b> Covered	<b>Date of construction:</b> 2000
<b>Current Status:</b> Available after the deed of sale	<b>Balconies:</b> Present
<b>Terrace:</b> Present	<b>Garden:</b> Private, 1.000 sq.m
<b>Kitchen:</b> Eat-in kitchen	<b>Garage:</b> for three cars







