



Villa for Sale in Tremezzina

€ 2.950.000 negotiable

Ref. CBI135-2937-2679



618 sq.m | Bathrooms: 6 | Bedrooms: 3 | Rooms: 10

Historic Villa with Pool - Lake Como, Tremezzina

Built in 1873, Villa Chopin is a rare, iconic property on Lake Como, completely restored and refurnished since 2003 with meticulous attention to detail, proportions, and design. The residence combines period charm and contemporary comfort, enhanced by unobstructed views of the lake, mountains, and Tremezzina.

Description of the interior

The entrance leads to a home where architecture, materials, and technology have been designed to offer elegance, functionality, and maximum daily usability.

The property features a lift and an internal staircase, seamlessly connecting the four floors. The steps of the staircase connecting the levels are made of solid white marble, 9 cm thick, a striking and valuable element.

Immobiliare Morabito

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The ground floor features an entrance hall leading to the reception rooms: a living room, dining room, and veranda overlooking the garden. The utility area includes a kitchen, laundry room, and bathroom. An elevator and an internal staircase seamlessly connect the four floors.

The first floor houses the sleeping area consisting of 4 bedrooms, a study, and 3 bathrooms, with a rational layout and spaces designed to ensure privacy and comfort.

The second floor is dedicated to the penthouse, with bathroom: a private level, ideal as a separate suite or a dedicated guest floor.

The basement level introduces a dimension of well-being and relaxation: also accessible from the garage, it houses an indoor/outdoor pool, sauna, and bathroom, as well as a direct connection to the service area.

Natural stone finishes strongly characterize the property: the external attic, window surrounds, balcony slabs, external columns, and pilasters are made of pink marble. The external well is made of white marble. The sinks on the master floor are made of solid white marble, confirming a superior material coherence.

Wellness and swimming pool

The heart of the wellness area is a spectacular 10m x 3m swimming pool, designed with an indoor/outdoor configuration for use in all seasons.

The interior is embellished with a white marble bas-relief (7m x 2m), while the pool's exterior is clad in pink granite, with two carvings depicting female figures. A sauna and a bathroom complete the area, with convenient access from the garage.

Exteriors

The villa is surrounded by approximately 1,600 square meters of land, offering open views and a private green setting. The pink marble architectural elements define the aesthetics of the façades and exterior, lending continuity and prestige to the overall ensemble.

Equipment and technology

The property is equipped with digital infrastructure and integrated control systems:

Fiber optic internet available throughout the home and outdoors, via Wi-Fi and cable. Diffused lighting in all rooms. Lights and main automations can be managed via: traditional switches, voice control with Alexa, remote control via mobile phone and PC. Alarm system integrated with automation. Security cameras.

Property Informations

Address: via patrizio peduzzi, 7

Zip Code: 22100

Bedrooms: 3

Bathrooms: 6

Rooms: 10

Internal condition: Excellent

---> data_operazione <---: 0000-00-00

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Floor: On two levels

Total floors: 4

Lift: Yes

Date of construction: 1873

Current Status: Available after the deed of sale

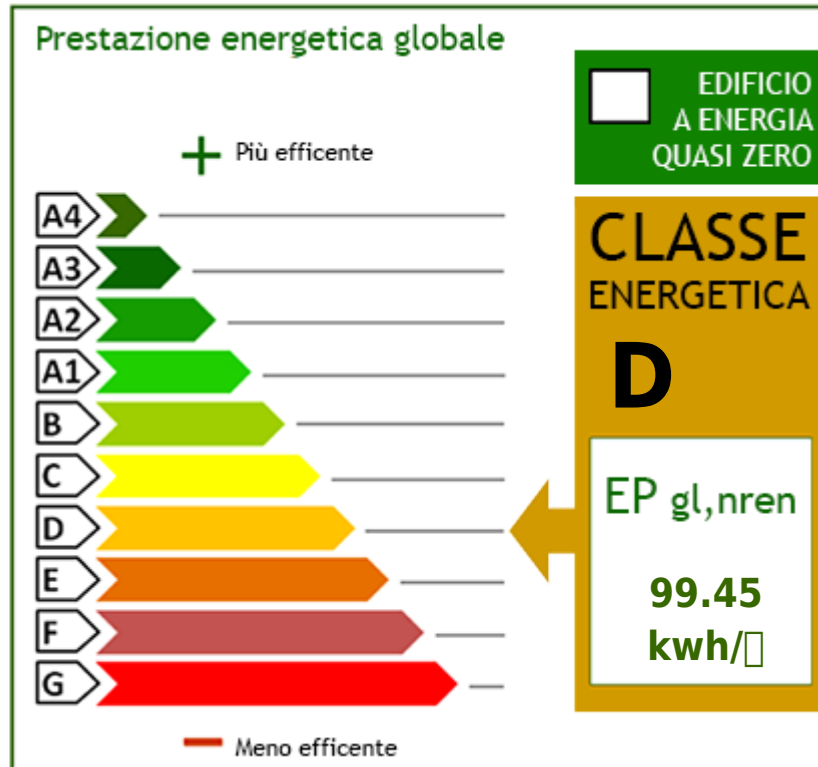
Balconies: Present

Terrace: Present

Garden: Private, 1.500 sq.m

Kitchen: Eat-in kitchen

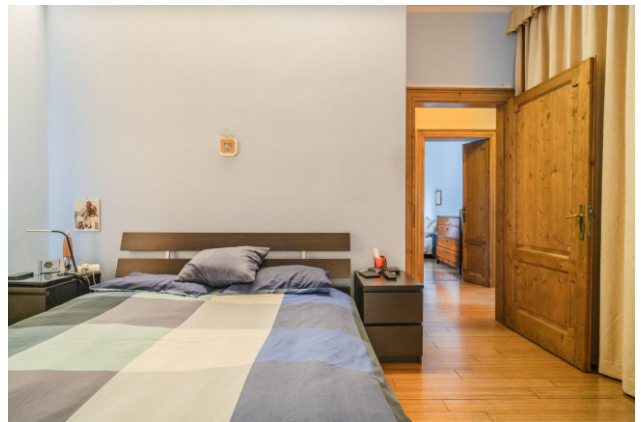
Garage: Shed, 138 sq.m













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