

Brunate – Lombardei

## Semi-detached period villa in Brunate

Property ID: IT252942144



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PURCHASE PRICE: 630.000 EUR • ROOMS: 9 • LAND AREA: 900 m<sup>2</sup>

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942144 |
| Rooms                | 9           |
| Bedrooms             | 3           |
| Bathrooms            | 3           |
| Year of construction | 1950        |
| Type of parking      | 4 x Other   |

|                |                        |
|----------------|------------------------|
| Purchase Price | 630.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 240 m <sup>2</sup> |
| Equipment      | Terrace                |

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## Energy Data

|                                |            |                                                      |                           |
|--------------------------------|------------|------------------------------------------------------|---------------------------|
| Energy certificate valid until | 14.07.2035 | Energy Certificate                                   | Energy demand certificate |
|                                |            | Final Energy Demand                                  | 218.50 kWh/m²a            |
|                                |            | Energy efficiency class                              | F                         |
|                                |            | Year of construction according to energy certificate | 1950                      |

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## The property



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## A first impression

Semi-detached Period Villa in Brunate (CO)

Nestled in the picturesque setting of Brunate, called the "Balcony of the Alps," this exclusive stately apartment finds its home in a refined period villa of the early twentieth century, with panoramic views of the town and Monte Rosa.

The dwelling is distinguished by its 9 spacious rooms wisely distributed, where each room is very comfortable. The interiors, maintained in good condition, offer a perfect balance between antique and modern. The floors, an elegant mix of fine wood parquet and ceramics, create a harmony that enhances the natural brightness of each room.

The living area consists of: an entrance hall, a spacious living room and sitting room plus two bathrooms.

With a convenient internal staircase made of fine wood, we descend to the floor below where we find a functional and complete eat-in kitchen, a dining room overlooking the garden, a bathroom and the wine cellar.

The property is completed by an attic room with a height of 3 m. where it is possible to make a hobby room or other.

The private garden where you can relax while admiring the view of the mountains and the city of Como and the four parking spaces owned by the property.

Special attention deserves the recent renovation of the roof, completed in 2025, which ensures optimal protection and insulation for years to come.

The villa enjoys a privileged location that combines residential tranquility and everyday practicality: Essential services at your fingertips: bars, restaurants and convenience stores are within easy reach, making every need easily met; preschools and elementary schools are conveniently accessible, ideal for families with children.

The historic Brunate funicular is easily accessible, offering a direct connection to Como and the lake.

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## Details of amenities

- Own garden
- Four parking spaces
- Built-in closets
- Cellar
- Electric gate

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## All about the location

The historic Brunate funicular railway is easily reached by a leisurely walk or by car in a few minutes, providing a direct link to downtown Como, the lake and all its services, such as train station, buses and navigation. A few kilometers (about 10) away are also the highway entrances to Milan and Switzerland.

In the immediate vicinity of the house we find bars, restaurants, convenience stores, kindergartens and elementary schools.

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## Contact partner

For further information, please contact your contact person:

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