

Casargo – Lombardia

## Elegant single-family villa in Casargo

Property ID: IT252942278



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**PURCHASE PRICE: 1.535.000 EUR • ROOMS: 8**

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## At a glance

Property ID	IT252942278
Rooms	8
Bedrooms	4
Bathrooms	4
Year of construction	1980
Type of parking	4 x Other

Purchase Price	1.535.000 EUR
Commission	Subject to commission
Total Space	ca. 310 m <sup>2</sup>
Equipment	Terrace, Swimming pool, Sauna, Fireplace

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy certificate valid until	20.07.2033	Final Energy Demand	89.94 kWh/m²a
Power Source	Gas	Energy efficiency class	A+
		Year of construction according to energy certificate	1980



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## The property



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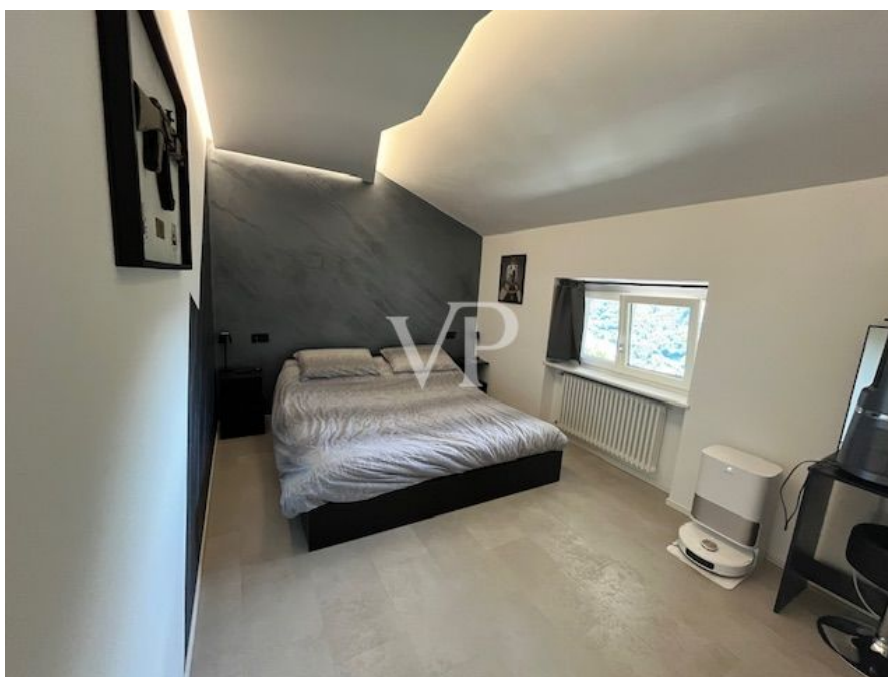
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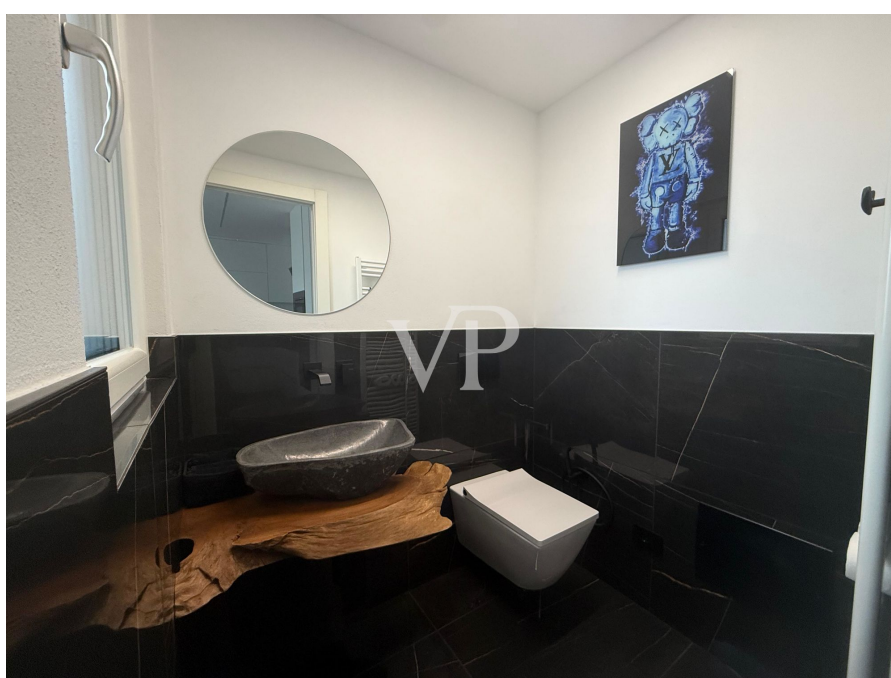
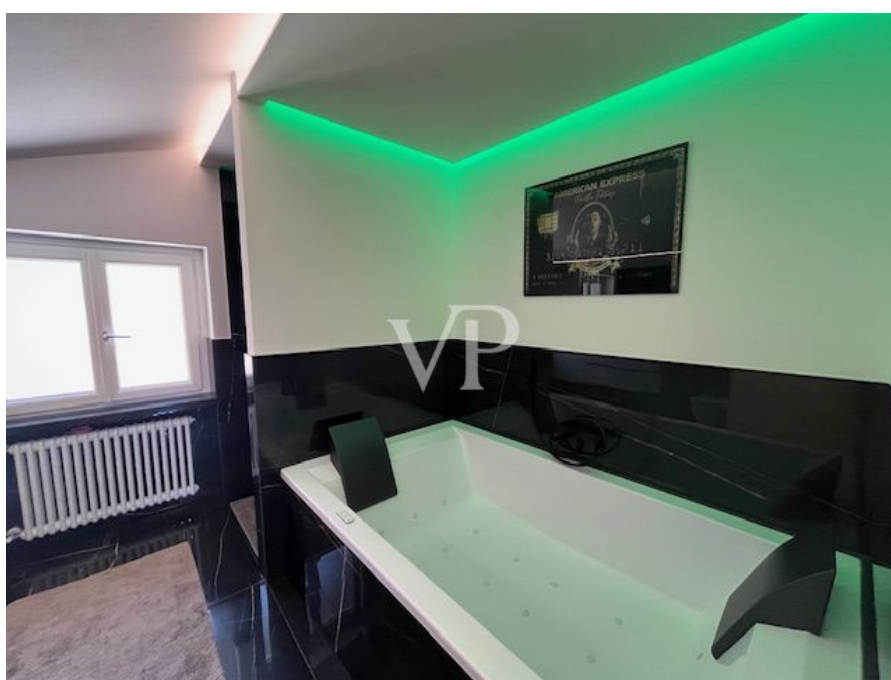
## The property





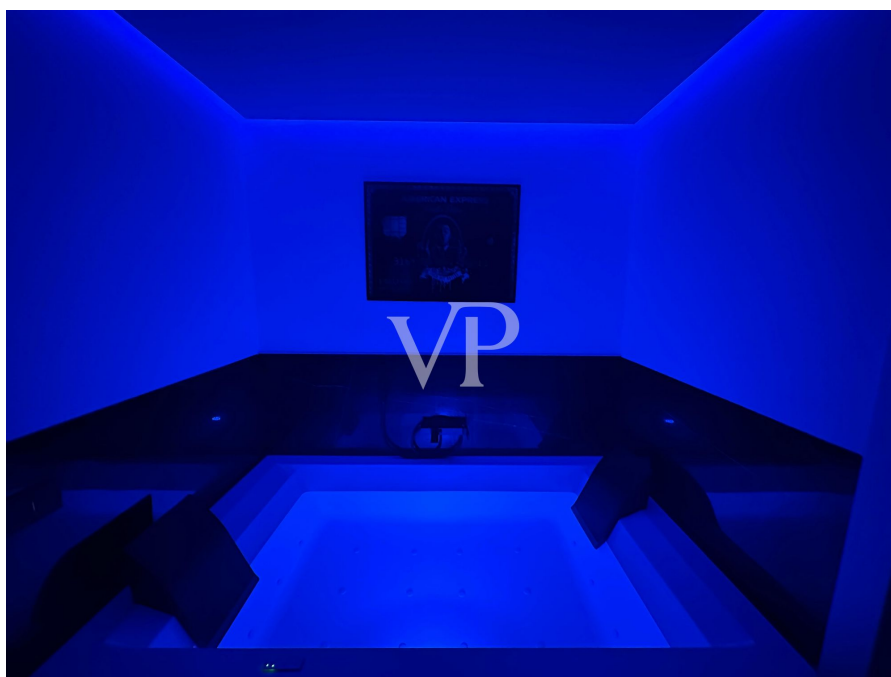
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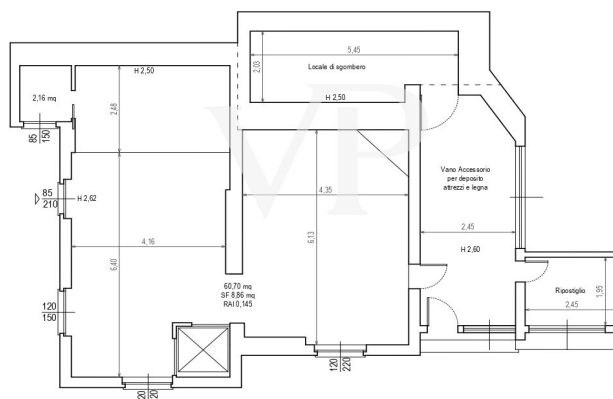




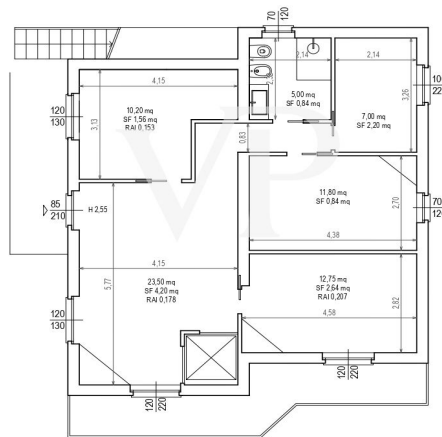
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## Floor plans

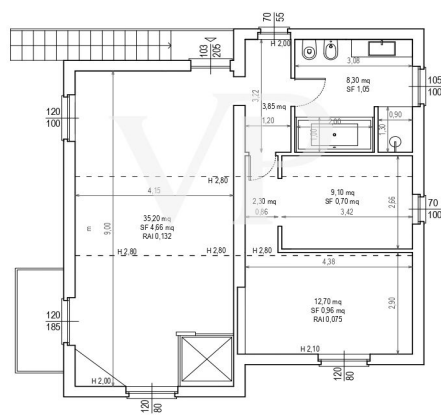
PIANO TERRA  
scala 1:100



PIANO PRIMO  
scala 1:100



PIANO SECONDO  
scala 1:100



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## A first impression

Lecco in the locality of Casargo in the charming village of Indovero, we offer for sale a beautiful and new villa of 310 square meters, distributed on three floors, connected with an internal elevator, completed in June 2025, built with modern technological conception and fine materials it is possible to access the Villa from various entrances making each floor independent. The internal distribution of the rooms in the various levels includes, large and bright living room, refined living and dining rooms with fireplace and panoramic balcony overlooking the surrounding mountains, two fully equipped designer kitchens with Italian marble countertops and high-end appliances, a cozy dining area, the hallways, 4 bedrooms and walk-in closets, a study room, 3 bathrooms including one with rain shower and Jacuzzi with chromotherapy, the separate laundry room ideal for guests and staff, the exclusive wellness area, as well as the gym, custom sauna, shower and direct access to the garden.

There are additional technical and service rooms.

Noteworthy is the splendid terrace with remotely controlled temperature Jacuzzi.

The property is completed by 2 single garages and 1 large double garage equipped with electric charging station.

The villa is sold fully furnished.

A rare opportunity, ideal as a prestigious main residence, exclusive vacation retreat or high-yield rental investment or for luxury international leases.

The property enjoys stunning views of mountain landscapes and is positioned in a verdant setting for complete relaxation in nature.

Ideal for lovers of skiing and winter sports because it is favored by the numerous ski slopes in the immediate vicinity, for Trekking, mountain biking and hiking enthusiasts.

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## Details of amenities

Home automation system with voice control for managing lights, climate, entertainment, Jacuzzi

Smart videophone with display on each level and remote access via app

360° outdoor video surveillance system

Ultrafast 200 Mbps Wi-Fi in all indoor and outdoor environments

Smart robot vacuum cleaners on every floor, manageable via app

High-efficiency German appliances and LED lighting throughout the home

Sauna and solarium

2 single garages

1 large double garage for SUV , equipped with charging station for electric vehicles

Private garden

Panoramic terrace

Indoor elevator

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## All about the location

Casargo is located 10 minutes from Lake Como, with the wonderful and famous resorts of Varenna and Bellagio (both only 10 km away) and Bellano (only 6 km away). Many trekking and mountain biking trails are present. And in the winter period it is possible to ski in the nearby resorts of Alpe Paglio, Pian delle Betulle and Piani di Bobbio. The city of Lecco is about 35 km away and can be reached via the SS16 or also by train from Bellano station, which can be reached by bus. Varenna town on the lake with its ferries is 20 min away, while a 30-min boat ride takes you to Menaggio. Milan Linate Airport is 1 hr and Milan Malpensa Airport is 1 hr 15 min away. For Switzerland (Lugano and Casino di Campione) times are about 2 hours by car.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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