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## Asking price of €1,300,000 Lake Front Apartment With Boat Mooring, Ossuccio, Lake Como



- 3 bed / 2 bath
- 165 sqm lake front apartment with boat mooring
- Within historical building
- Some modernisation required
- Small terrace
- Shared garden
- Parking

Lake Como Apartment on the lake front in historical building. 3 bedrooms / 2 bathrooms 165 sq m Apartment on the top floor of a historical building on the lake front with small terrace, boat mooring, shared garden, cellar & car parking. The property is in good structural condition but some modernisation needed.



# Lake Front Apartment With Boat Mooring, Ossuccio

Lake Como amazing Apartment for sale on the lake front in historical building

Amazing apartment in good structural condition, but needed some modernisation - approx. 165 sq.m set on the top floor - large living room with a small terrace, dining kitchen, 3 bedrooms, 2 bathrooms, shared garden, cellar, boat mooring, and car parking. Directly on the lake!

Price €1,300,000 negotiable (plus 3% marketing/agency fee, plus VAT on marketing/agency fee)

Ossuccio is a tiny lake side hamlet on the western shore of Lake Como, about 40 minutes from the town of Como and 60 minutes from Milan. There are a couple of excellent restaurants (trattoria), as well as the famous Locanda del Isola restaurant on the nearby island, which is reached by taxi boat. Ossuccio offers a selection of local amenities, tennis courts, power boat rental, the World Heritage Unesco site of Sacro Monte di Ossuccio and the family-friendly Lido with lake swimming opportunities around the famous L'Isola Comacina. It is just 2 minutes drive from Lenno, where there is a supermarket and a weekly lakeside market. A frequent bus service runs through the town to the golden triangle resort town of Menaggio and the cosmopolitan lake capital of Como to the south.

International Horizons have a well-established team of British colleagues living and working exclusively on the Italian Lakes, who provide a professional, efficient and proactive approach to purchasing properties in Italy, including (if required), a comprehensive architectural and refurbishment service.



## VIEWING BY APPOINTMENT WITH AGENTS INTERNATIONAL HORIZONS

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.