



international
horizons



Asking price of €160,000

Lake View Apartment, Pognana Lario, Lake Como



- 2 bed / 1 bath
- 82 sq m Apartment
- Lake views
- Dressing room
- Balcony
- Excellent condition
- Communal parking a short walk

In Pognana Lario in a small residential building we offer this apartment with beautiful lake views. The 82sqm apartment the living areas have direct access onto the lake facing balcony. The property also benefits from 2 double bedrooms, dressing room and bathroom. The apartment has a stunning view of the water and faces West ensuring beautiful sunsets from the apartment and terrace. The apartment is sold in excellent condition and has recently been fully refurbished throughout.



Lake View Apartment, Pognana Lario

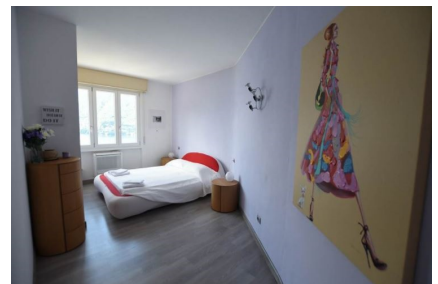
2 bedroom apartment in Pognana Lario with wonderful views of the lake and sunsets

In Pognana Lario in a small residential building we offer this apartment with beautiful lake views. The 82sqm apartment consists of a generous light filled living room with kitchen corner and space for a dining table. The living areas have direct access onto the lake facing balcony. 2 double bedrooms, dressing room and bathroom with large shower complete the property. In addition the apartment benefits from an external balcony with lovely views of the lake. The apartment has a stunning view of the water and faces West ensuring beautiful sunsets from the apartment and terrace. The apartment is sold in excellent condition and has recently been fully refurbished throughout. The communal parking spaces are a short walk from the apartment.

Pognana Lario is a 15 minute drive from Como and a 20 minute drive to the world famous village of Bellagio. Within the village there are a number of local amenities including an excellent grocery store, pharmacy, restaurants/ bar and a ferry service to Como.

Price 160,000 euros (plus 4%+VAT marketing /finders fee)

International Horizons is a family run business, we 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

29 Southdean Drive, Middleton-On-Sea, Bognor Regis, West Sussex, PO22 7TA, United Kingdom T: +44 (0)845 6522452 E: info@internationalhorizons.co.uk
W: www.internationalhorizons.co.uk

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER INTERNATIONAL HORIZONS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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