



international
horizons



Asking price of €200,000

Land Plot Overlooking Lake Pusiano, Eupilio, Lake Pusiano



- 805m2 plot of Land
- Overlooking beautiful Lake Pusiano
- 170m2 internal space
- Space for garages and subterranean levels
- Short walk to local amenities
- 5 minute drive to Erba, supermarkets and shopping mall
- Como & Lecco are approximately 20 minute drive

In a sunny position with beautiful lake views we are delighted to offer this plot of buildable land. The land is located in a strategic position between the towns of Como and Lecco in Northern Italy. The land overlooks beautiful Lake Pusiano and the Brianza from a slightly elevated and south facing position. The land is approximately 805sqm with a the potential to build 500cubic metres of volume or approximately 170sqm of internal floor space (excluding garages and subterranean levels).



Land Plot Overlooking Lake Pusiano, Eupilio

Plot of south facing buildable land with lake views - Como

In a sunny position with beautiful lake views we are delighted to offer this plot of buildable land. The land is located in a strategic position between the towns of Como and Lecco in Northern Italy. The land overlooks beautiful Lake Pusiano and the Brianza from a slightly elevated and south facing position.

The land is approximately 805sqm with a the potential to build 500cubic metres of volume or approximately 170sqm of internal floor space (excluding garages and subterranean levels). The land has simple vehicular access and all the utilities are located within this main access road making the connections required simple.

The land is located in the village of Eupilio, which is just a short walk or drive to the lakeside village of Pusiano. The village of Euipilio is a short walk and offer all the local amenities including a grocery store, pharmacy and restaurants, whilst the village of Pusiano is a charming Lakeside village offering amenities for those interested in a holiday property or indeed those looking for a permanent residence. Erba is a 5minute drive away from the land and offers all the amenities of a larger town including supermarkets and shopping malls etc. The famous cities of Como and Lecco are just a 20minute drive from the land. Bellagio the world famous lakeside resort on Lake Como is just a 30minute drive away. The Land is ideally positioned to reach the City of Milan and the 3 International airports which surround the city within 45minutes.

Build costs in Italy range between 1500euros per square metre to 2000euros per square metre depending upon the architectural design and specification finish of the project. We have English speaking architects on Lake Como who are currently building private villas for international clients and can assist with any advice required in relation to the design and construction of projects in Italy.

More information upon request

Price 200,000€ plus 3% marketing/finders fees + VAT

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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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.