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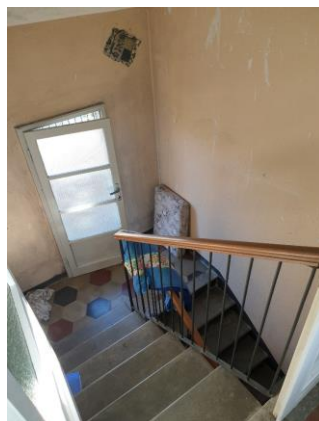
Asking price of £450,000

Villa With Possibility To Extend Bellagio Lake Como



- 1 km from Bellagio
- Possibility to extend property
- Approx 170 sqm extra subject to permissions
- Sunny position
- Lake view from upper floors
- Bellagio sporting club 2 minute walk
- Swimming pool and tennis courts nearby

Independent house in Bellagio with possibility to extend
Located just 1km from the beautiful centre of Bellagio (the Pearl of lake Como)



Villa With Possibility To Extend, Bellagio

Independent house in Bellagio with possibility to extend

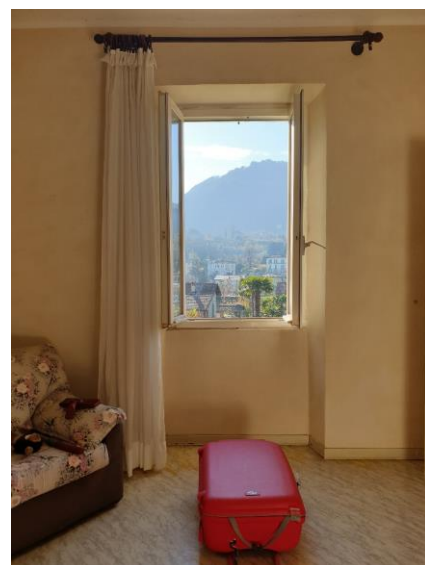
Located just 1km from the beautiful centre of Bellagio (the Pearl of lake Como) we offer this independent property with the possibility to extend. The 164sqm house has a private garden of circa 760sqm where it would be possible to build circa 170sqm subject to local permissions.

The existing house is a traditional villa from the early 1900's distributed over 3 levels (including the attic). The villa has a generous central stair and two well proportioned rooms off either side on the lower two levels plus the attic which could be converted into additional spaces. The villa benefits from simple vehicular access and plenty of car parking.

The villa requires modernisation internally but the primary services are all in place making the works required cosmetic rather than structural. The interesting part of the property is the garden where it would be possible to construct an additional structure/ extension or a pool making this ideal for a B&B or a property targeted at tourism. We have teams of architects working on the lake who can assist with any further information on the building processes in Italy.

The house sits in a sunny and open position with a view of the lake from the upper floor. The house is a short walk to the centre of Bellagio with a wealth of amenities and ferries to all parts of the lake. The Bellagio sporting club is a 2minute walk from the house where one will find a swimming pool and tennis courts

Asking price 450,000€ (plus agency fee)









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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