

Brunate – Lombardei

Semi-detached period villa in Brunate

Property ID: IT252942144



www.von-poll.it

PURCHASE PRICE: 630.000 EUR • ROOMS: 9 • LAND AREA: 900 m²

Property ID: IT252942144 - 22034 Brunate – Lombardiei

- At a glance
- The property
- Energy Data
- A first impression
- Details of amenities
- All about the location
- Contact partner

Property ID: IT252942144 - 22034 Brunate – Lombardiei

At a glance

Property ID	IT252942144
Rooms	9
Bedrooms	3
Bathrooms	3
Year of construction	1950
Type of parking	4 x Other

Purchase Price	630.000 EUR
Commission	Subject to commission
Total Space	ca. 240 m ²
Equipment	Terrace

Property ID: IT252942144 - 22034 Brunate – Lombardiei

Energy Data

Energy certificate valid until	14.07.2035	Energy Certificate	Energy demand certificate
		Final Energy Demand	218.50 kWh/m²a
		Energy efficiency class	F
		Year of construction according to energy certificate	1950

Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



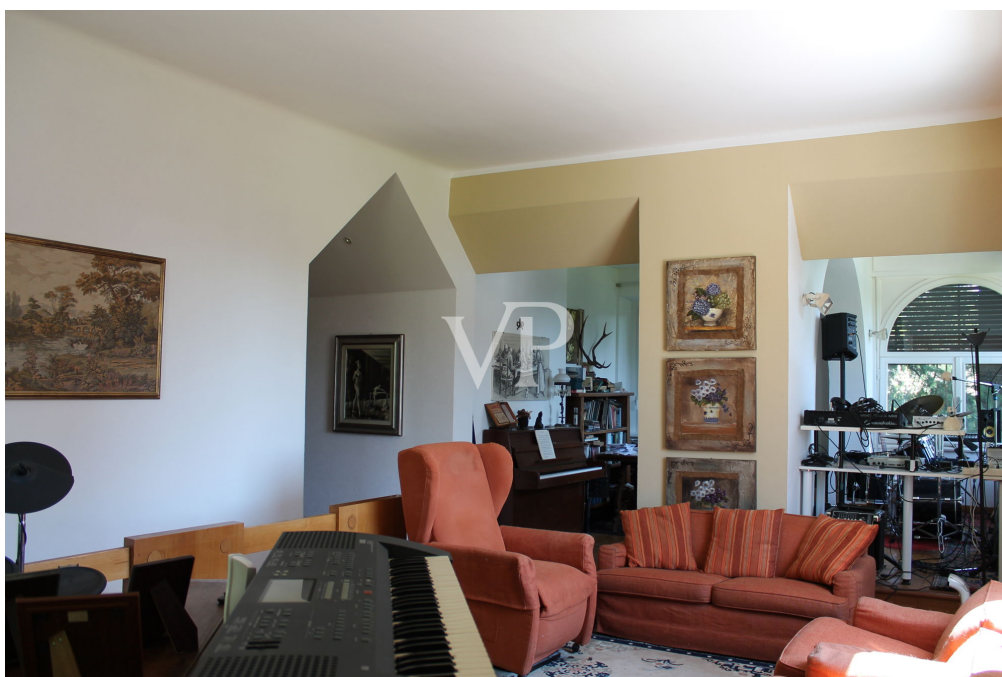
Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardia

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardei

The property



Property ID: IT252942144 - 22034 Brunate – Lombardiei

A first impression

Semi-detached Period Villa in Brunate (CO)

Nestled in the picturesque setting of Brunate, called the "Balcony of the Alps," this exclusive stately apartment finds its home in a refined period villa of the early twentieth century, with panoramic views of the town and Monte Rosa.

The dwelling is distinguished by its 9 spacious rooms wisely distributed, where each room is very comfortable. The interiors, maintained in good condition, offer a perfect balance between antique and modern. The floors, an elegant mix of fine wood parquet and ceramics, create a harmony that enhances the natural brightness of each room.

The living area consists of: an entrance hall, a spacious living room and sitting room plus two bathrooms.

With a convenient internal staircase made of fine wood, we descend to the floor below where we find a functional and complete eat-in kitchen, a dining room overlooking the garden, a bathroom and the wine cellar.

The property is completed by an attic room with a height of 3 m. where it is possible to make a hobby room or other.

The private garden where you can relax while admiring the view of the mountains and the city of Como and the four parking spaces owned by the property.

Special attention deserves the recent renovation of the roof, completed in 2025, which ensures optimal protection and insulation for years to come.

The villa enjoys a privileged location that combines residential tranquility and everyday practicality: Essential services at your fingertips: bars, restaurants and convenience stores are within easy reach, making every need easily met; preschools and elementary schools are conveniently accessible, ideal for families with children.

The historic Brunate funicular is easily accessible, offering a direct connection to Como and the lake.

Property ID: IT252942144 - 22034 Brunate – Lombardiei

Details of amenities

- Own garden
- Four parking spaces
- Built-in closets
- Cellar
- Electric gate

Property ID: IT252942144 - 22034 Brunate – Lombardiei

All about the location

The historic Brunate funicular railway is easily reached by a leisurely walk or by car in a few minutes, providing a direct link to downtown Como, the lake and all its services, such as train station, buses and navigation. A few kilometers (about 10) away are also the highway entrances to Milan and Switzerland.

In the immediate vicinity of the house we find bars, restaurants, convenience stores, kindergartens and elementary schools.

Property ID: IT252942144 - 22034 Brunate – Lombardiei

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Corso Italia 1, 20122 Milano
Tel.: +39 02 6206 9360
E-Mail: milano@von-poll.com

To the Disclaimer of von Poll Immobilien GmbH

www.von-poll.com