

Carate Urio – Lombardia

# Carate Urio - Apartment with view of Lake Como

Property ID: IT252942336



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PURCHASE PRICE: 228.000 EUR • ROOMS: 2

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## At a glance

|                      |             |
|----------------------|-------------|
| Property ID          | IT252942336 |
| Available from       | 21.08.2025  |
| Rooms                | 2           |
| Bedrooms             | 2           |
| Bathrooms            | 1           |
| Year of construction | 1960        |

|                |                             |
|----------------|-----------------------------|
| Purchase Price | 228.000 EUR                 |
| Commission     | subject to commission       |
| Total Space    | ca. 110 m <sup>2</sup>      |
| Equipment      | Terrace, Fireplace, Balcony |

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## Energy Data

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Type of heating    | Single-storey heating system                                                |
| Energy information | At the time of preparing the document, no energy certificate was available. |

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## The property



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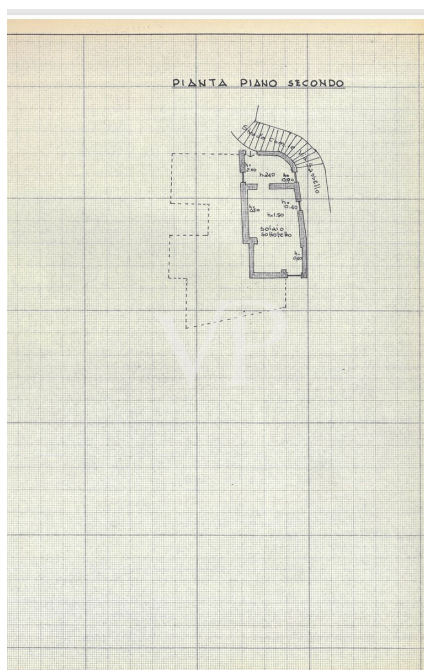
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## A first impression

### A Retreat with a View of Lake Como

Nestled in the picturesque setting of Carate Urio, this unique property is located in one of the most charming locations on the western shore of Lake Como. The small village, with its origins dating back to Roman times, still retains the charm of yesteryear.

The house is on 2 levels, offering surprisingly functional spaces such as built-in wardrobe doors. The rooms are designed for those seeking the perfect balance between comfort and practicality: on the first level we find a bright living room with fireplace, the kitchen, and a bathroom. On the second level accessible from the internal staircase we find the two bedrooms, where one of them features a balcony with a beautiful scenery of the lake. Concludes the description of the property also its attic in the attic a really useful space saver.

What makes this property really special besides its stunning lake and mountain views visible from the main rooms and the garden and the Lombard terracotta flooring used from the 16th to the 20th century. The strategic location allows you to enjoy the tranquility of a lakeside village without sacrificing essential services. A minimarket/macelleria is within walking distance. The bus stop to Como is conveniently accessible, connecting the property with the capital and its services in a few minutes' ride.

Access to the house is within the interior of the hamlet with its period stone stairways with its characteristic Lake Como corners and arcades.

The property has represents an investment opportunity for tourist rentals or classic rentals. The house's prime location make it attractive for summer lake tourism, guaranteeing good yield prospects.

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## All about the location

The house is located a few minutes from the lakefront where we find, the Carate Urio boat station that connects with other tourist resorts in the area, its bars its ice cream parlors, restaurant/pizzeria and mini market.

At 7 km there is the resort of Cernobbio with the prestigious Villa D'Este and about 15 minutes drive from Como center.

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## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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