



BERKSHIRE HATHAWAY  
HomeServices  
MAGGI Properties



VILLA LORY

Menaggio | LOMBARDY | Lake Como



## Something about Menaggio and Lake Como...

Menaggio is located in one of the most famous and coveted places in Italy: Lake Como. Starting from Menaggio you can take pleasant walks along the lakefront just a few minutes away, or admire the beautiful view over the lake and the Valtellina mountain ranges while sunbathing by the pool.

Menaggio is the perfect location for water sports enthusiasts, thanks to its position overlooking the Como Lake, and offers at the same time many other leisure opportunities.

Not too far away there is one of the oldest and most famous Golf Clubs in Europe, the renowned ski resorts of the Valtellina and the Swiss Canton of Grisons are within easy reach, as well as Milan. The surrounding area is ideal for walking, hiking or cycling.

The locality is also well connected to the rest of the world thanks to its proximity to Switzerland and international airports.

It is not surprising that many celebrities have fallen in love with this location and have decided to settle in this little paradise, with its breathtaking landscapes and the many activities it offers throughout the year.



Bedrooms  
**4**



Bathrooms  
**4**



Indoor Area  
**220 sqm**



Open Area  
**1.500 sqm**

The property - built in 2005 - extends on a plot of 1500 square meters and is surrounded by a planted garden of 550 square meters.

Villa Lory is on three storeys and includes a bright living area with a warm wood-burning fireplace, a modern kitchen furnished with the latest appliances, four bedrooms with beautiful lake views, four bathrooms, an additional terrace which can be converted into a 5th bedroom, an elegant attic and a garage for two cars.

The villa, where every detail is well-cared for, is equipped with an internal elevator, an alarm system, automatic garden lighting and irrigation, as well as a convenient photovoltaic and solar system.

The pool has a lighting and heating system and, next to it, there is a magnificent covered porch: the perfect place to enjoy lunch or an Italian *aperitivo*.

This is a fully customizable house, thanks to its large and versatile spaces. The possibilities are endless, you can easily modify each space and tailor it to suit your family. Villa Lory is a place where you will feel at home from the first moment.

**€ 830,000**



## What to do in Menaggio

The charming Menaggio is located on the shores of Lake Como, not far from the lake of Lugano; this position makes it an ideal starting point for any kind of excursion.

The excellence of Menaggio is definitely its lakefront that offers a spectacular view over the lake and the mountains that surround it. From there you can admire Bellagio and the Grigne. Its beauty and mild climate have made Menaggio a renowned resort for over a century, as can be seen from the beautiful villas, including Villa Belfaggio, Villa D'Azeglio, Villa Govone and Villa Vigoni, built in the residential area of Loveno.

In Menaggio you can not miss, in addition to the lakeside promenade, the ancient *borgo* and the well-kept *lido*. Noteworthy churches include the church of Santo Stefano, the church of S. Marta, the Sanctuary of the Madonna della Pace and the church of the Alpini, which are jewels of meditation and peace in the panoramic surroundings of Nobiallo and Croce.

If you enjoy taking walks surrounded by nature, you will not be disappointed: there are the woods of Val Sanagra, the paths starting from Plesio and Breglia (785 meters) or the trekking on Mount Grona at 1400 meters, crossroads of paths towards the Upper Lake and Cavargna Valley.



## **Distances to main points of interest**

- Menaggio Golf Club, one of the oldest golf clubs in Europe, is only 1 km away
- The distance from Como is 35 km, or half an hour
- Milan is 83 km away, you'll easily reach the nearby airports of Malpensa and Linate
- Lugano in Switzerland, with its regional airport, is a short 30 minutes drive
- To reach well-known ski resorts both in Italy (Valtellina) and in Switzerland will take you about 2 hours by car



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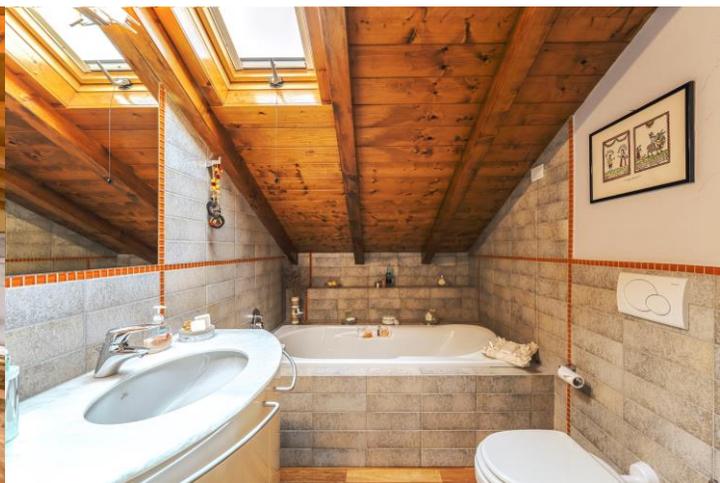


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## TECHNICAL DETAILS

<b>REF.</b>	MK1432
<b>CONTRACT</b>	FOR SALE
<b>PRICE</b>	€ 890,000 furnished
<b>COMMISSION</b>	4% + VAT
<b>LOCATION</b>	
<b>REGION</b>	LOMBARDY
<b>PROVINCE (CITY)</b>	COMO
<b>TOWN</b>	MENAGGIO
<b>NEIGHBOURHOOD</b>	CROCE
<b>ADDRESS</b>	VIA V. CASARTELLI, 10
<b>GENERAL SPECIFICATIONS</b>	
<b>BEDROOMS</b>	4 (+1)
<b>BATHROOMS</b>	4
<b>LIVING ROOM</b>	SEPARATE
<b>KITCHEN</b>	EAT-IN
<b>ENERGY EFFICIENCY CLASS</b>	TO BE DETERMINED
<b>SURFACE</b>	
<b>INDOOR</b>	220 sqm
<b>OUTDOOR</b>	1.500 sqm (including the 550 sqm garden)
<b>GARAGE/OTHER</b>	30 sqm
<b>PARKING SPACE</b>	1
<b>TOTAL</b>	235 sqm

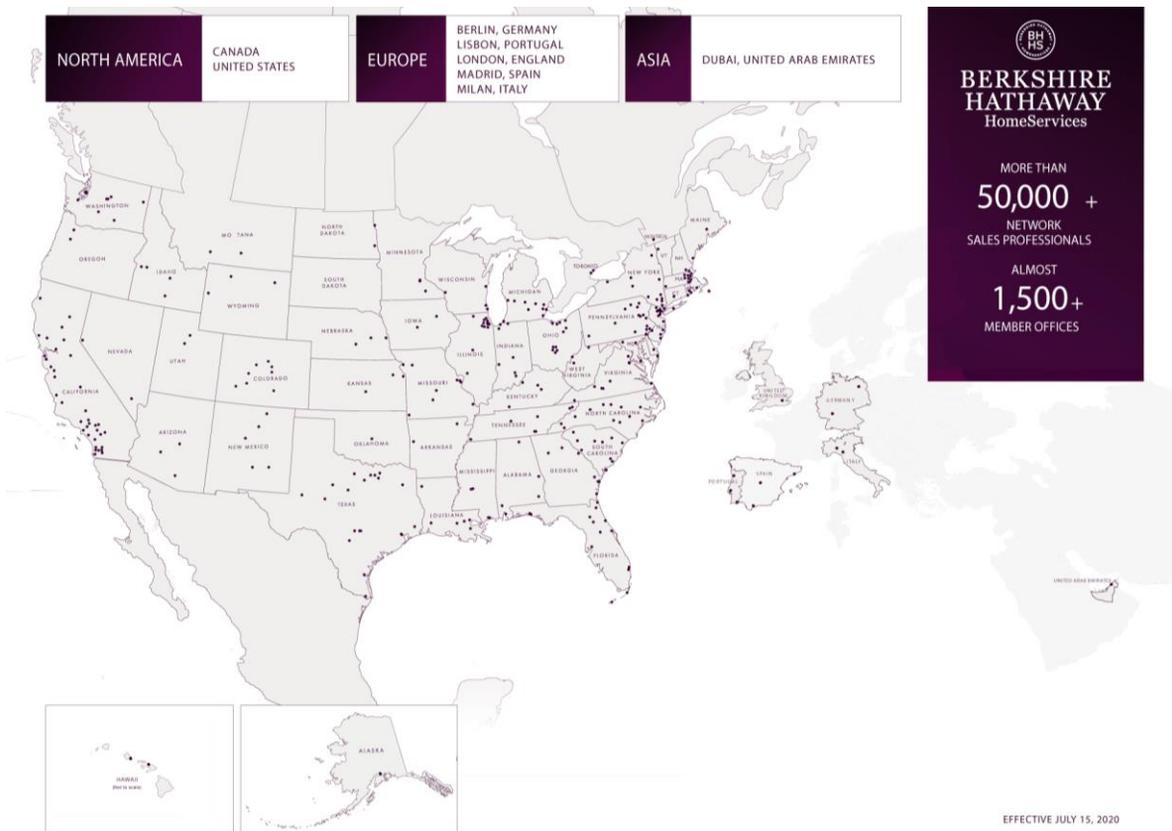


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## ABOUT US



Founded in 1981 in Piacenza, MAGGI Properties has been part of Berkshire Hathaway HomeServices' international real estate network since 2019. With our offices in Piacenza and Milan, we provide consulting on the full spectrum of real estate brokerage activities. Our team is formed by Senior highly specialized figures with proven experience and reputation covering all types of assets: Residential, Corporate and Hospitality.

Thanks to our partnership with Berkshire Hathaway HomeServices, we can count on an extensive network of over 50,000 agents worldwide. Our strength is our local and international expertise, as well as a wide range of marketing and communication tools to maximize the value of your property and reach potential buyers in the shortest possible time, wherever they are located.



## **Mariya Kuchuryan**

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