

Villa For Sale in Rodero



350 mq | Bathrooms: 3 | Bedrooms: 3 | Rooms: 6

In the municipality of **Rodero (province of Como, Italy)** approx. **10-15 minutes from Stabio (border with Switzerland)**, we sell **NEW 6.5-room LUXURY VILLA**, just completed with high-quality and fine finishes. The villa is located in a beautiful dominant hilly area, with an open view, sunny and surrounded by greenery. A comfortable driveway leads to the property consisting of a large stone-paved square with space for several cars, a double garage, a large flat garden and a wooded area. The **plot of land measures approx. 7,800 sqm** of which **1,250 sqm of garden**. The total surface **area of the villa is approx. 350 sqm**, and the spaces are distributed as follows: **Ground floor:** entrance hall, large living room with beautiful fireplace and exit to the garden, large raised dining room with separate eat-in kitchen, from which you can exit onto the covered terrace and the garden. The sleeping area consists of 3 bedrooms, bathroom with shower and window, and bathroom with tub and window. All the bedrooms have direct access to the garden. There is also a corridor with internal access to the garage, a storage room, the heating room and another beautiful porch overlooking the other side of the garden. **On the first attic floor**, with high ceilings and exposed beams, there is a large bedroom with balcony and a large bathroom with shower and Jacuzzi. The villa



is **energy class A4**, wooden windows with triple glazing, wood heating (pellet predisposition) with distribution via floor coils, electric shading bodies (shutters), roof with tiles and insulated, predisposition for solar and photovoltaic panels, alarm system with video surveillance, etc. In short, a prestigious villa with all the modern and cutting-edge features. **Do not miss the opportunity to become the owner of this beautiful villa, which represents a perfect combination of modernity, comfort and nature. Sale price in euros: 1'600'000.-. Contact us for more information and to book a visit!**

Property detail

Code: D2437 **Contratto:** FOR SALE

Type: Villa **Region:** Lombardia

Province: Como **Municipality:** Rodero

ZIP: 22070 **Price:** 1,550,000 CHF

Total Sqm: 350 sq.m **Bedrooms:** 3

Bathrooms: 3 **Rooms:** 6

Features

Fireplace	Parquet	Guest Bathroom
Jacuzzi	Shutters	Tiles
Bathroom with Bathtub	Porch / Lounge	HOLIDAY RESIDENCE
Car forecourt	Bidet	Bathroom with Shower
MAIN RESIDENCE	Bathroom with Bath and Shower	Storage-Utility room

Nearby

Football Fields	Sport Centers	Public Transport
Kindergarten	Elementary Schools	Bar / Restaurants
Post Offices	Municipal Offices	



