Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Villa for Sale in Brunate
€ 1.190.000
Ref. CBI112-2916-301552



207 sq.m | Bathrooms: 3 | Bedrooms: 2 | Rooms: 3

Brunate – A Distinguished Liberty Villa Overlooking Lake Como

Set in one of Brunate's most privileged and private locations, surrounded by greenery and tranquility, this remarkable early 20th-century Liberty villa has recently undergone a meticulous and comprehensive renovation, completed without ever being occupied thereafter.
The residence preserves the timeless elegance and architectural character of its origins while seamlessly incorporating the comforts and standards of contemporary living. Expansive windows and light-filled interiors frame breathtaking views across the city of Como, Lake Como, and the surrounding Alpine landscape, creating an ever-changing panorama throughout the seasons.
Offering exceptional privacy and a serene atmosphere, the property is ideally suited for those seeking a peaceful retreat without sacrificing accessibility. Brunate is conveniently reached by car and is also connected to Como by the historic funicular railway, allowing access to the city center in approximately ten minutes while enjoying one of the most scenic journeys in the region.
Beyond its architectural appeal, the estate presents significant opportunities for further enhancement. The buildable land included within the grounds, together with the potential redevelopment of the existing rustic outbuilding, provides the possibility of creating an elegant guest house, staff accommodation, or a dedicated wellness retreat.
The grounds are equally well suited for the construction of a panoramic swimming pool, perfectly integrated into the landscape and designed to maximize the extraordinary views over Lake Como.
Two separate vehicular entrances ensure privacy, convenience, and flexibility in the use of the estate, facilitating access to both the main residence and any future ancillary structures.

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Combining historical charm, contemporary refinement, development potential, and one of the most captivating outlooks on Lake Como, this is a rare opportunity to acquire a truly exceptional residence in one of Northern Italy’s most sought-after destinations.
A private sanctuary where heritage, beauty, and lifestyle converge above the timeless waters of Lake Como.

Property Informations

Address: VIA AI PIANI	**Bedrooms**: 2
Bathrooms: 3	**Rooms**: 3
Internal condition: Restored	**Floor**: Multilevel
Total floors: 3	**Parking space**: Uncovered
Date of construction: 1900	**Current condition**: Available after the deed of sale
Balconies: Present	**Terrace**: Present
Garden: Private, 2.002 sq.m	**Kitchen**: Eat-in kitchen
animals allowed: Yes	

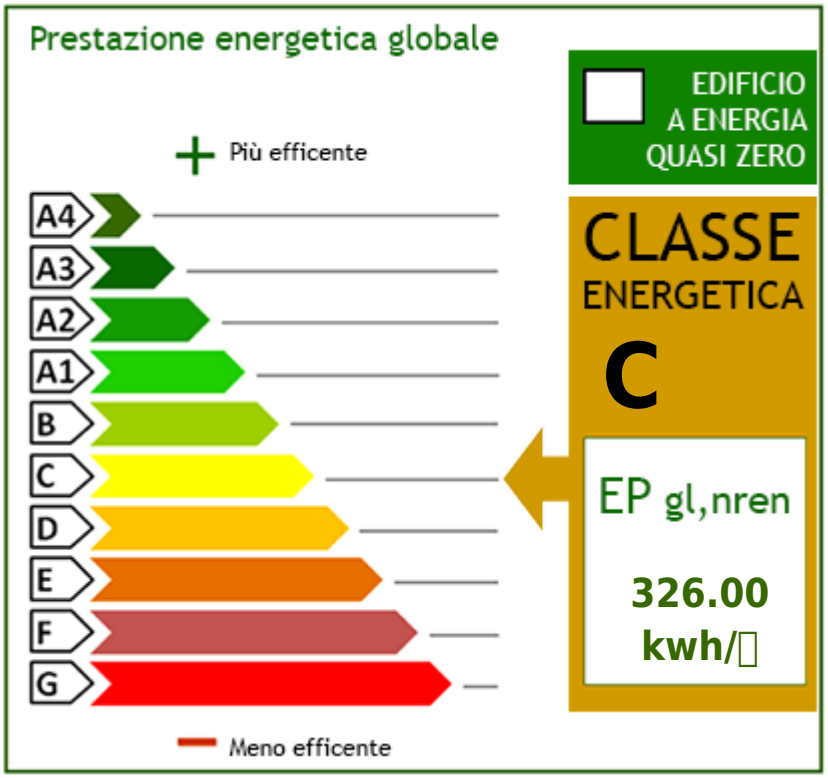
Features

Terrace	Antenna: Independent	Storage
High-speed internet connection	Cellar	Fastweb connection
Fireplace	Parquet	Telephone system
Electric system: Compliant	Shower	Wooden fixtures
Shutters	Panoramic view	Land: 2002 □

Nearby

Beauty centres	Sport centres	Rail station	Public transports
Nursery school	Primary schools	Bar	Post offices
Municipal office			

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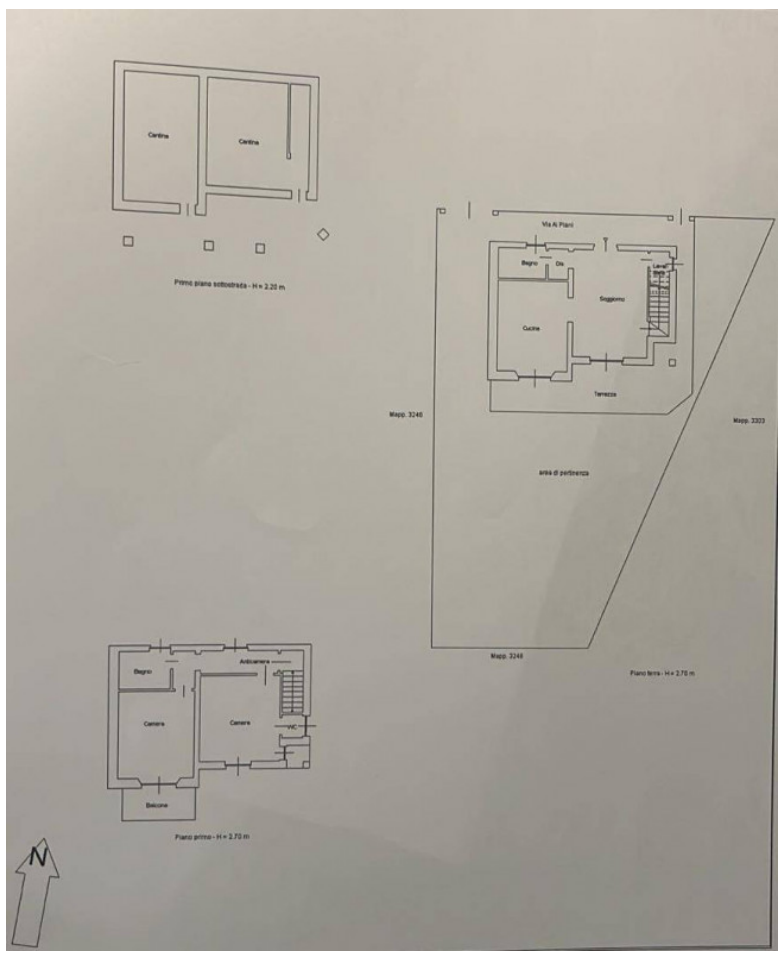








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Cantina
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Primo piano sottostrada - H = 2.20 m
Via Ai Piani
Bagno
Soggiorno
Cucina
Terrazza
Mapp. 3246
Mapp. 3303
area di pertinenza
Mapp. 3246
Piano terra - H = 2.70 m
Anticamera
Bagno
Camera
Camera
W.C.
Balcone
Piano primo - H = 2.70 m
N